

HUNTERS®

HERE TO GET *you* THERE

Bloom Grove, London, SE27 0HZ

Guide Price £250,000 to £300,000

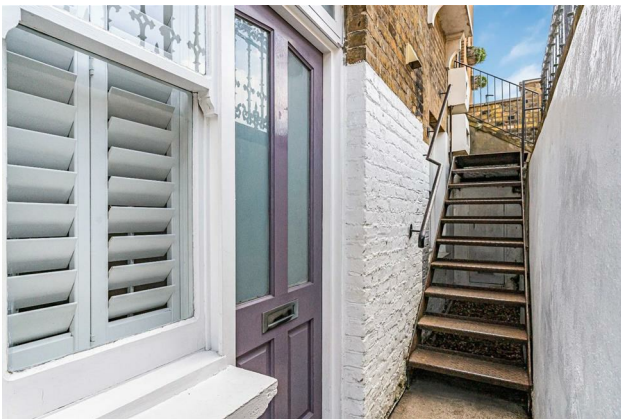
Property Images



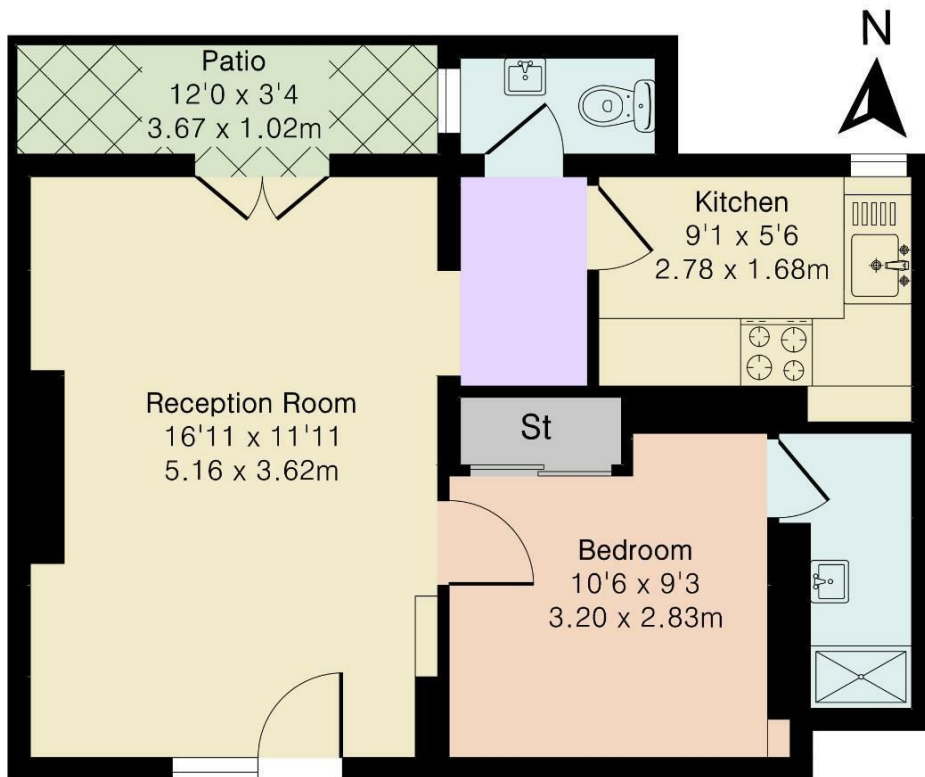
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Property Images



Approximate Gross Internal Area 449 sq ft - 42 sq m



Basement

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Map



Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

Summary

Guide Price £250,000 to £275,000

A delightful basement flat situated in the heart of West Norwood on this quiet residential road is this basement flat offered in good condition. Measuring approximately 450sqft this property offers a reception room, separate kitchen, a family bathroom, a double bedroom and a separate WC as well as a secluded outside area. The property benefits from bespoke wooden flooring, a fireplace and large bright windows. The property is perfect for a First-Time Buyer as it has a long lease, low service charge and no ground rent.

Bloom Grove is very well located and residents are able to enjoy a plethora of bars, restaurants and coffee shops as well as extensive parks and open green spaces.

Features

• Guide Price £250,000 to £275,000 • Extended Lease of 154 Years • Ideal Location • One Bedroom Apartment • Separate Living Room • Separate Kitchen • Family Bathroom • Close Proximity to Shops, Restaurants and Amenities • Close Proximity to Schools and Transport • Close Proximity to Parks and Green Spaces

EPC D

COUNCIL TAX BAND B

Extended Lease 154 Years

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Nearby West Norwood station offers train services into London Victoria and London Bridge.

Schools

Locally you have three schools

Park Campus
Julians Primary
St Lukes C of E

Transport

West Norwood Offers Trains to London Bridge and London Victoria

There are many bus services locally offering transport to surrounding areas and Central London

Amenities

Locally there are a Plethora of Shops, Restaurants and Eateries that can be enjoyed by local residents

Parks and Open Spaces

Norwood Park
Norwood Recreation Ground
Crystal Palace Park

Verified Material Information

Council tax band: B

Tenure: Leasehold

Lease length: 154 years remaining (189 years from 1990)

Service charge: £836 pa

Property type: Maisonette

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: This is mainly due to the fact it is in the location of eight cemeteries established between 1832 and 1847. It falls under West Norwood conservation area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: E