



22 HELDER GROVE LONDON, SE12 0RB

**£295,000
LEASEHOLD**

Nestled just 0.5 miles from Lee Station in the charming enclave of Helder Grove, this delightful ground floor, garden flat offers a perfect blend of comfort and convenience. The property features a well-appointed reception room that serves as an ideal space for relaxation or entertaining guests, a modern bathroom suite, separate kitchen and a good sized bedroom, as well as ample storage throughout. You will also have exclusive access to a large, private serene garden. Additionally, the flat includes parking for one vehicle.

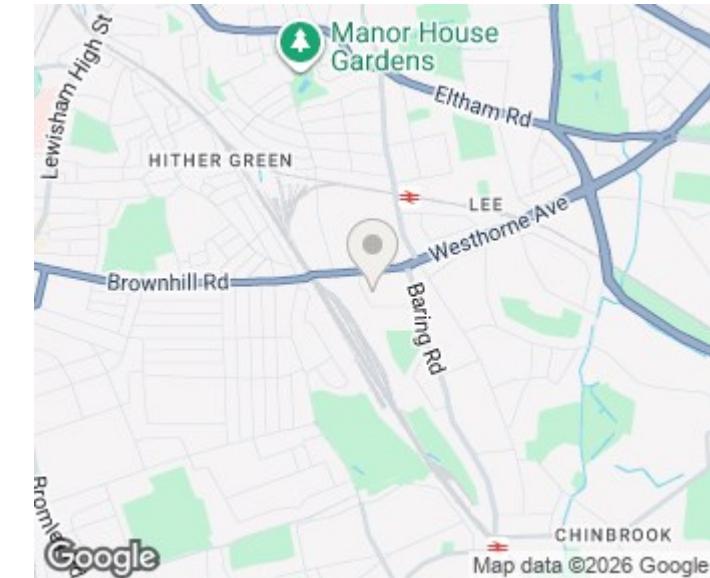
Helder Grove is a vibrant location, with easy access to local amenities with plenty of shops and restaurants within a short walking distance. There are also several transport links nearby, with the fantastic new Superloop bus stopping just a few hundred yards away from the property and also Lee Rail Station being just 0.5 miles away. The flat is also just a short bus ride to Blackheath Village, with a host of boutique restaurants, pubs and shops.

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TOTAL: 464 sq. ft
 FLOOR 1: 464 sq. ft
 EXCLUDED AREAS: PATIO: 81 sq. ft
 WALLS: 46 sq. ft

Disclaimer: Measurements Deemed Highly Reliable But Not Guaranteed



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Lettings
 Verdant Lane
 London
 SE6 1LF

07887933642
 glenn@douglaspryce.co.uk
 www.douglaspryce.co.uk

DouglasPryce