



## 22 HELDER GROVE

LONDON, SE12 0RB

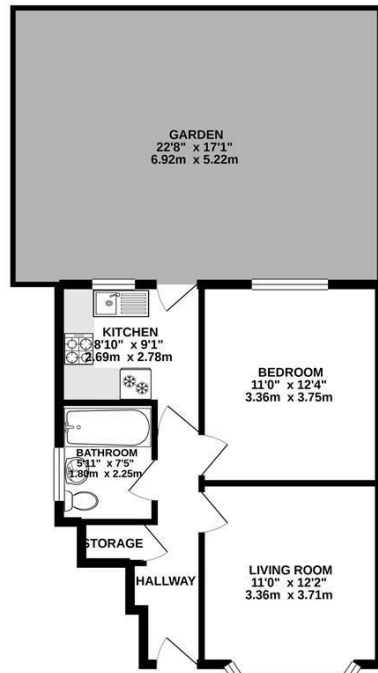
**£295,000**  
LEASEHOLD

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.

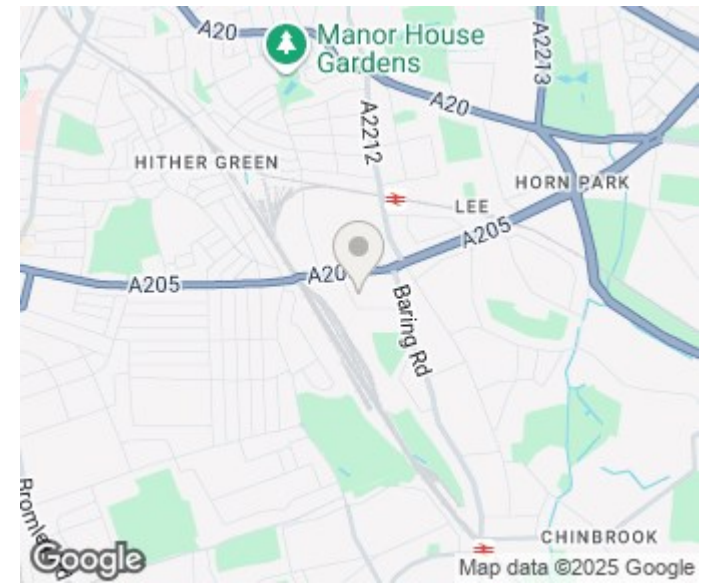
**DouglasPryce**

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq ft. (40.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Merge3D ©2021.



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			
<b>England &amp; Wales</b>		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**