



Tarragon Grove, London

Guide Price £250,000



Property Summary

Guide Price: £250,000 - £275,000

Propertyworld is proud to offer this fabulous one bedroom ground floor flat with PARKING and COMMUNAL GARDENS. Listed with NO ONWARD CHAIN, this first time buyers dream is spacious, with beautifully proportioned accommodation throughout, lots of light and generous living space. Tarragon Grove is a neat, low rise development, beautifully located on Newlands Park in SE26 - directly between two mainline stations (Penge East and Sydenham) and thereby offering easy access to both the West End and City / East London. With Crystal Palace Park close by and two high streets to choose from, the property is ideal for shops, eateries and amenities.

The property itself includes: there is a stunning lounge / dining / kitchen space which offers the very best is modern open plan contemporary living. The spaces are separate but open and have a great flow as well as being flooded in light. The kitchen is super modern and new, including a range of wall and base shaker style units in white, high spec laminate worktop, built in appliances, tiled splashback and more. The lounge is bright and spacious with laminate floor, neutral decor, double aspect and built in bespoke media unit. with ample space for a dining room table and chairs. The bedroom is a generous double and the family bathroom is offered in excellent condition with a white three piece suite and shower over bath. There is parking on site and a large communal garden to rear. The condition is excellent and the flat is ready for immediate occupation. Call Propertyworld on 0208 488 0011 to view.

Sydenham Sales

020 8488 0011

www.propertyworlduk.net

Property Summary

- One bedroom flat
- Modern, purpose built
- Ground floor property
- Small development
- Fabulous location
- Excellent order
- Flooded in light
- NO CHAIN
- PARKING on site
- EPC rating is D, council tax is B

Our Vendor Loves...

Our Vendor Loves..

"Tarragon Grove has been a perfect first home and I have many happy memories of my time here. A small, peaceful and friendly cul de sac with a close knit community, I will be sad to leave. Penge East Station is a 5 minute walk and Sydenham just over 10 mins meaning you can get just about anywhere really easily . It's also close to both Sydenham and Penge High Streets and many green spaces".



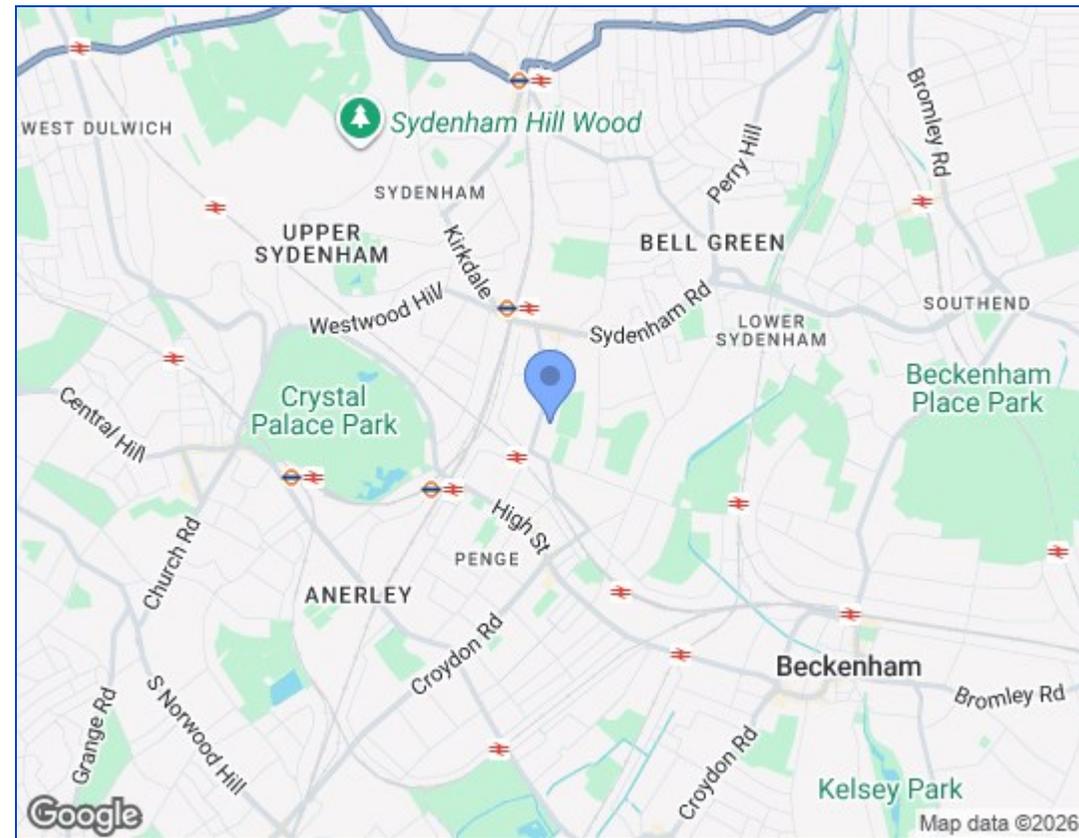




APPROX. GROSS INTERNAL FLOOR AREA 464 SQ FT / 43 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Tarragon Grove	
date	10/10/25
photoplan	



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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