



Grosvenor Road, West Wickham

Asking Price £350,000



2



1



1



C



Property Summary

PropertyWorld is delighted to present this modern, top-floor, purpose-built two double bedroom flat, ideally located on Grosvenor Road, West Wickham, just off the High Street yet set within a quiet and pleasant residential position.

The property is double glazed throughout, benefits from gas central heating and boasts an excellent energy performance rating. Clean, well presented and finished in modern neutral décor, it offers bright and well-proportioned accommodation throughout. Accessed via a secure communal entry system, the flat forms part of a well-run block of just five flats, with only three sharing this staircase. The exterior has been recently repainted and is presented in excellent condition.

The accommodation centres around an impressive open-plan kitchen/reception room, measuring over 17ft x almost 15ft, providing ample space for both seating and dining. The kitchen features modern white units, while the reception area benefits from high-quality composite laminated wooden flooring.

There are two genuine double bedrooms, one slightly larger than the other, both carpeted, along with a modern bathroom comprising a three-piece suite, fully tiled walls in mottled beige, a floating sink and vanity storage.

Further benefits include a private allocated parking space and access to a communal garden. The flat is held on a 125-year lease from 2017 (approximately 116 years remaining) and is managed by a resident-run management company. Service charges are approximately £100 per month, with a ground rent of £250 per annum.

West Wickham offers an excellent range of coffee shops, restaurants and independent retailers, with West Wickham station within easy reach, providing regular services into London Bridge and Charing Cross. Hayes and Langley Park schools are also easily accessible.

Offered chain-free with vacant possession, this is a fantastic first-time buy.

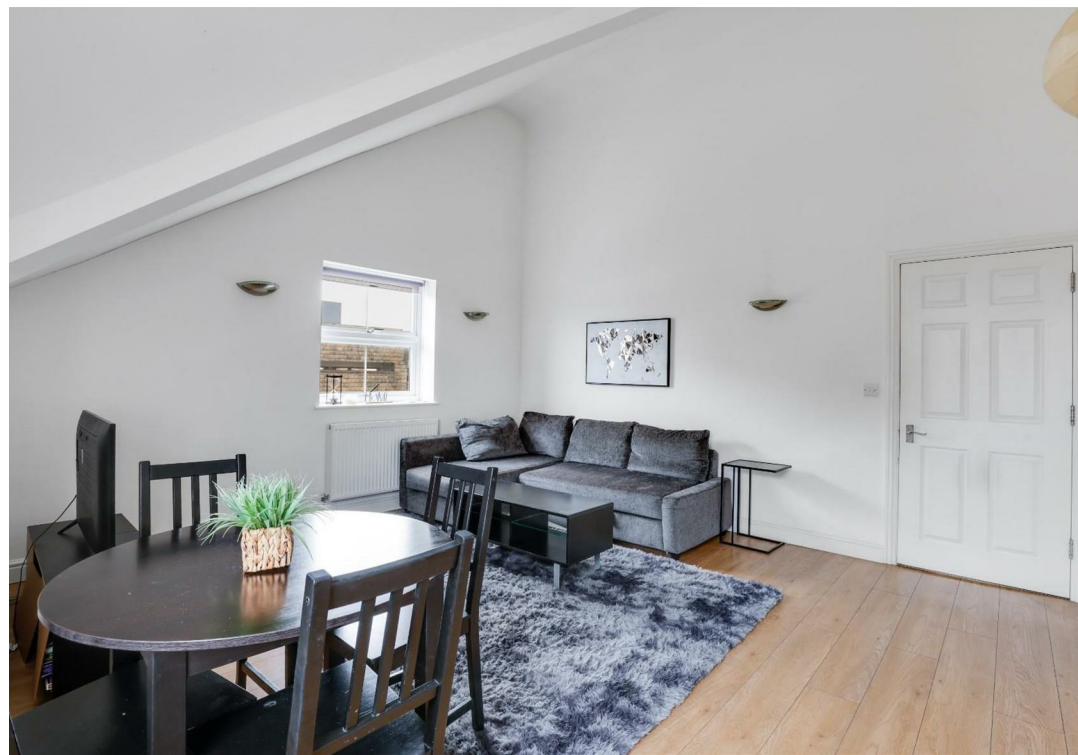
Property Summary

- Modern two double bedroom Apartment
- Vacant possession - No onward Chain
- Gorgeous open plan living and kitchen area
- Modern kitchen and bathroom, W/c
- Double glazed and Gas Central Heated
- Communal gardens with Private parking space
- Excellent location off West Wickham High Street
- Leasehold Tenure - (Long lease of 125 years from 2017)
- Council Tax Band C
- EPC Rated C

Our Vendor Loves...

"My son lived in the flat for a number of years and loved living here. The location is perfect and the modern interior suited him well. After travelling we rented it out to lovely tenants who leave in February. It is now time to sell to help my son who has settled in Australia. We are sure the new owners will love it as much as we have!"







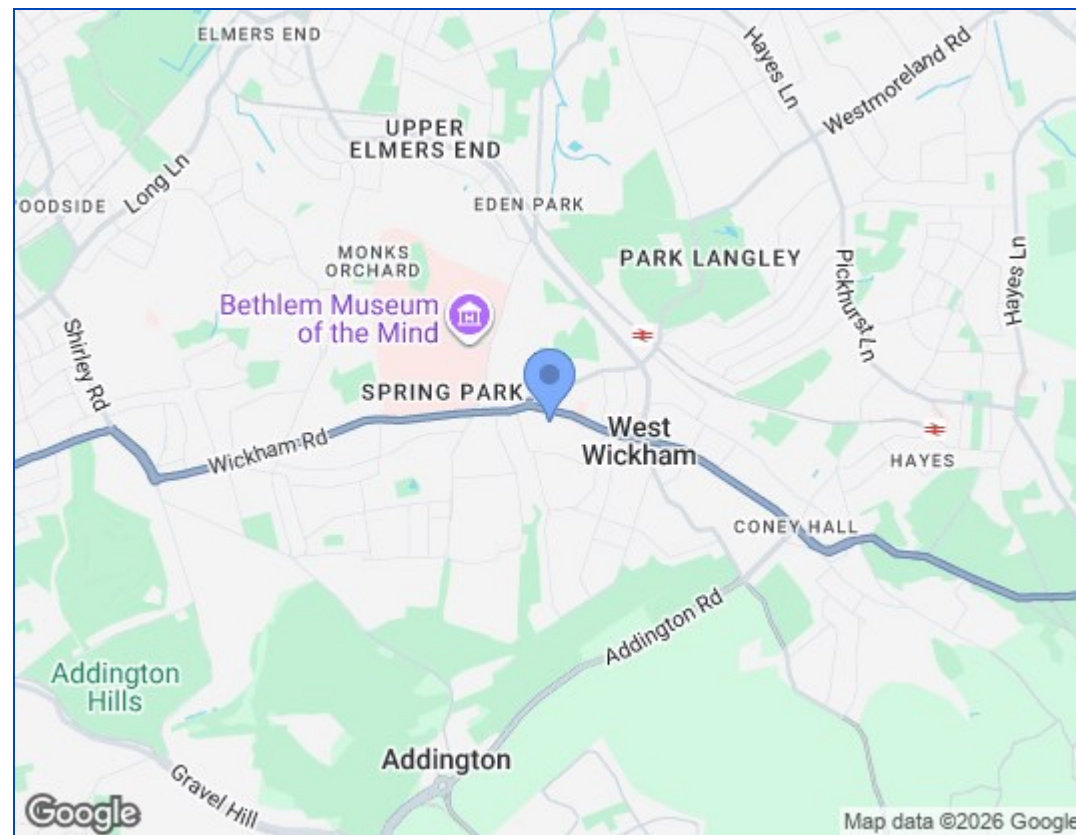
APPROX. GROSS INTERNAL FLOOR AREA 636 SQ FT / 59 SQM

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

Grosvenor Road

date 14/01/26

photoplan



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

