



Orchard Grove, SE20  
£300,000

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# In general

- One double bedroom
- Ground Floor
- Recently upgraded
- No onward chain
- Convenient location

# In detail

A ground floor one bedroom purpose built apartment with direct access to outside space available for sale conveniently located for transport links and Crystal Palace Park.

The ground floor property has recently been upgraded including new kitchen, bathroom, flooring, radiators, double glazing and refreshed paintwork. Comprising of a 17'1 reception room with direct access to outside space, modern kitchen and bathroom and spacious bedroom.

Further benefits include, sizeable storage cupboard housing new water heater, long lease and no onward chain.

Orchard Grove is located off Thicket Road and is ideally located for 200 acres of parkland and is well placed for the transport links of Penge East/West, Anerley, and Crystal Palace stations. The many amenities, boutique shops and restaurants of the Triangle are also a short stroll away.

EPC: D | Council Tax Band: C | Lease: 155 years remaining | SC £130PM | GR: N/A | BI: TBC

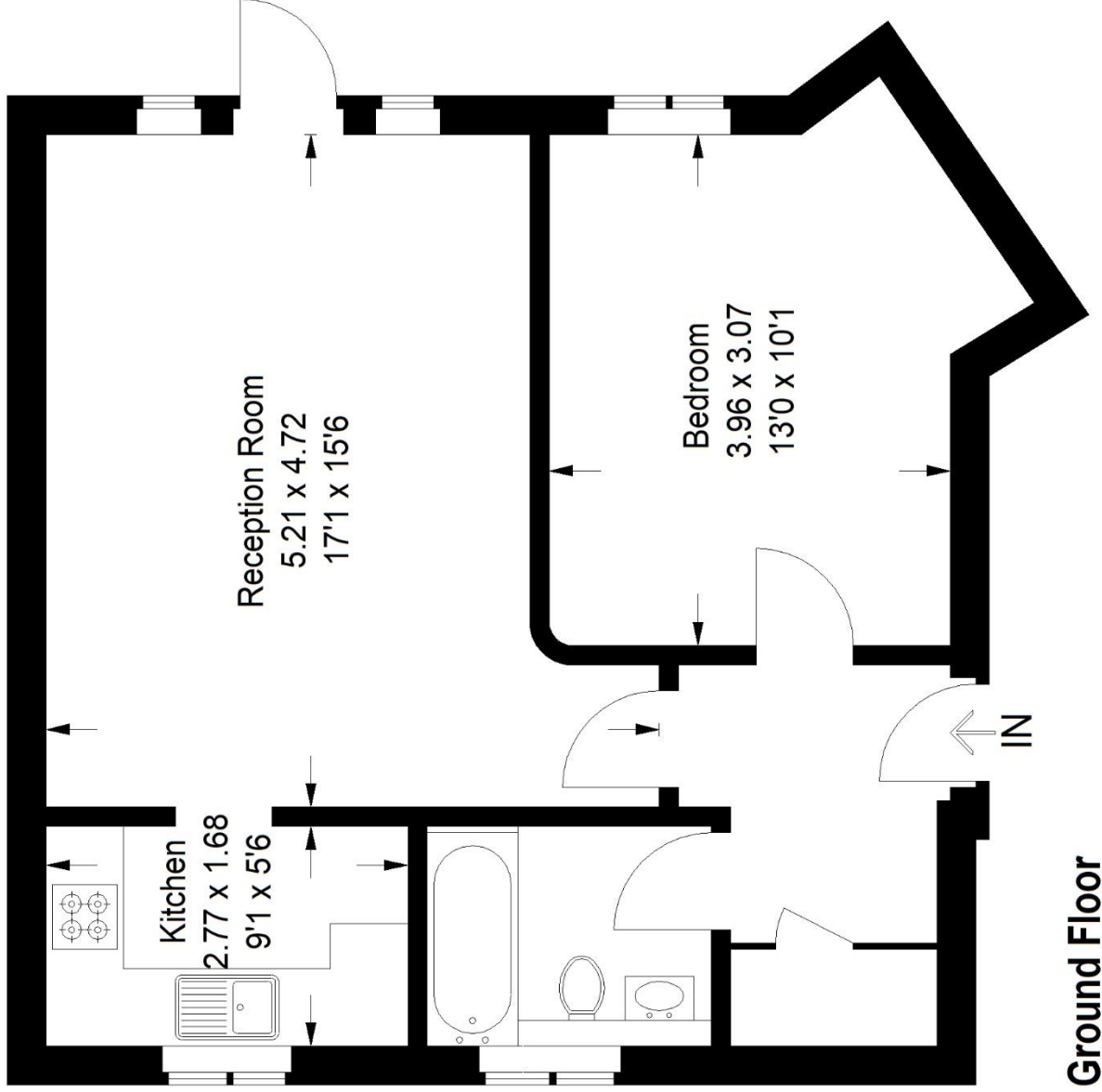


# Floorplan

## Orchard Grove, SE20

Approximate Gross Internal Area

50.1 sq m / 539 sq ft



## Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	74 C
39-54	E		
21-38	F		
1-20	G		

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