

3 bed flat to buy in SE5

Champion Grove, London, London, SE5 8BW

£450,000 Starting Bid

x 3

Tenure

Leasehold

Property features

- 3 Bed
- 87 year lease
- Vacant
- Chain Free
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Offered via Secure Sale, this charming Champion Grove, this delightful Edwardian flat offers a perfect blend of historic elegance and modern convenience. Spanning an impressive 818 square feet, this ground-floor maisonette boasts three spacious double bedrooms, each providing ample room for both restful sleep and additional furnishings. Large split back garden and front garden.

As you enter, you are greeted by a bright and airy reception room, ideal for both relaxation and entertaining guests. The kitchen features tasteful wood-effect wall and base units, along with plumbing for essential white goods, making it a practical space for culinary pursuits. The family bathroom is well-appointed, complete with a bathtub and over-bath shower, alongside a separate WC and basin for added convenience.

The property retains much of its period charm, with original features that add character and warmth. Outside, the front garden is adorned with established plants, providing a sense of privacy and a lovely outdoor space to enjoy.

Situated within the Camberwell Grove conservation area, this home is conveniently located just a short distance from the vibrant shops, bars, and restaurants of East Dulwich and Camberwell. For those commuting, East Dulwich station is a mere 0.5 miles away, while Denmark Hill rail station, only 0.3 miles from your doorstep, offers fast and frequent connections to central London destinations including Victoria, the City, and Canary Wharf via the Overground.

This property is an exceptional opportunity for those seeking a spacious and characterful home in a desirable location.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 87

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,900.00

Price: Starting Bid £450,000

Property Type: Flat

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

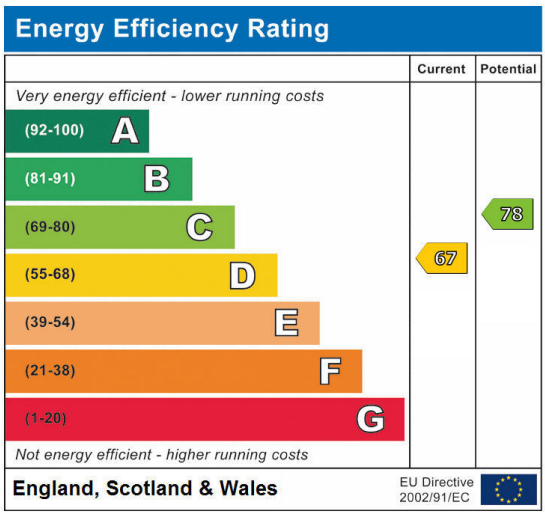
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good





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Contact your local branch today for more information on this property:

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