



Tarragon Grove, SE26 | £285,000

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In General

- First floor apartment
- Lateral accommodation
- Excellent Condition
- Good proportions
- Reception
- 'U' shaped kitchen
- Double bedroom
- Contemporary bathroom
- Off street parking
- No onward chain

In Detail

A bright and well presented, one bed, first floor apartment, with off street parking, moments from Crystal Palace Park and excellent transport links.

Located on Lawrie Park Road, the property enjoys a central, yet very peaceful, location and the lateral accommodation, clean lines and contemporary finishes make this a great option for someone looking for a warm and inviting space to immediately enjoy.

Comprising a bright good sized reception with plenty of space to lounge, a smart 'U' shaped kitchen with white cabinetry and honey stained wood block surfaces, a double bedroom with fitted wardrobes and a contemporary bathroom.

Being first floor ensures plenty of natural light throughout the apartment, and elevated green views.

Ideally located, the apartment is just moments from excellent transport links including Penge East, Penge West and Sydenham, vibrant local bars and restaurants, and the expansive green spaces of Crystal Palace Park. A charming café and a popular weekly farmers' market add to the area's strong community and lifestyle appeal.

EPC: C | Council tax band: C | Lease: 95 years remaining | SC: £1,560 approx | GR: TBC | BI: TBC



Floorplan

Tarragon Grove, SE26

Approximate Gross Internal Area
43.3 sq m / 466 sq ft



First Floor

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(81-101) B	80	82
(69-80) C		
(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	

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