

Le May Avenue | London, SE12 0BP

2 | 1 | 1 | Guide Price £300,000 - £325,000 | Leasehold

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Le May Avenue, London

Robinson Jackson are delighted to present this two-bedroom ground floor maisonette, ideally situated on Le May Avenue in the popular residential area of Grove Park. Offering well-proportioned accommodation, direct access to outdoor space and a pleasant leafy outlook, this property is an excellent choice for first-time buyers, downsizers and investors alike.

The accommodation comprises a bright and welcoming reception room, providing a comfortable space for relaxing and entertaining, a separate fitted kitchen offering ample storage and worktop space, two well-proportioned bedrooms and a shower room.

Externally, the property benefits from a private paved patio area, ideal for outdoor seating and relaxation, overlooking attractive communal gardens with mature trees and well-maintained green spaces.

Ideally located, the property is within easy reach of local shops, supermarkets, cafés and everyday amenities. Nearby green spaces, including Chinbrook Meadows and Grove Park Nature Reserve, offer excellent opportunities for outdoor activities and leisurely walks.

For commuters, Grove Park Station provides regular rail services to London Bridge, Charing Cross and Cannon Street, while local bus routes offer convenient connections to Lewisham, Bromley and surrounding areas.

Offered to the market chain free, this delightful maisonette combines comfortable living, outdoor space and excellent transport connections, making it an opportunity not to be missed.









Interior

ENTRANCE HALL: Entrance door, wood style laminate floor, access to Inner Hallway.

INNER HALLWAY: wood style laminate floor, two built in storage cupboards, access to all rooms.

RECEPTION ROOM: 4.86m x 3.10m (15'11" x 10'2") Double glazed window to the rear, and double glazed door leading to the rear garden, wood style laminate floor, radiator.

KITCHEN: 4.07m x 2.27m (13'4" x 7'5") Double glazed window to the front, range of wall and base units with work tops above sink with mixer tap, space for dishwasher, plumbed for washing machine, integrated oven and hob with extractor hood over, space for fridge freezer, tiled splash back, tiled floor, built in storage, wall mounted combi boiler, radiator.

BEDROOM 1: 3.59m x 2.88m (11'9" x 9'5") Double glazed window to the rear, fitted carpet, radiator.

BEDROOM 2: 3.85m x 1.90m (12'8" x 6'3") Double glazed window to the front, fitted carpet, radiator, built in storage cupboard.

BATHROOM: 1.90 x 1.90m (1.90 x 6'3") Shower cubicle, pedestal wash hand basin, low level w.c., tiled walls and floor, heated towel rail.

Exterior

PATIO: 5.97m x 2.83m (19'7" x 9'3") Paved.

Leasehold Information

Length of Lease: From 26 March 1990 to 2 July 2114*

Time remaining on lease: Approx. 87 years*

Service Charge: £645.01 per year*

Ground Rent: £10 per year*

(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band B

EPC Rating: C



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.

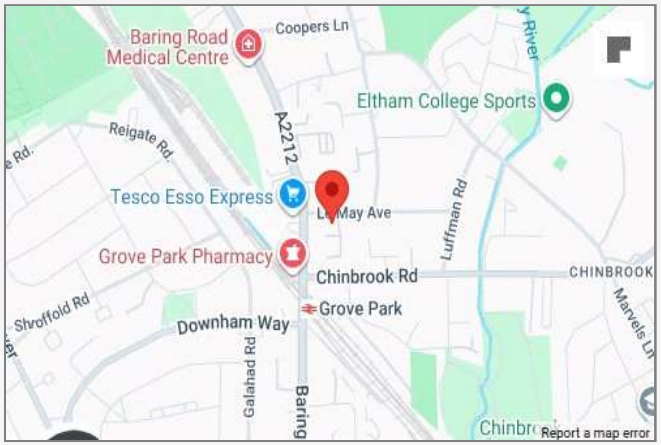






Property Location

Le May Avenue, London, SE12 0BP





Location

Bordered by the popular areas of Lee to the north and Bromley to the south, Grove Park offers an affordable and appealing option for young families seeking a tranquil, green environment. Perfect for those who truly appreciate nature, the area is surrounded by woodlands, parks, and meadows that create a picturesque and peaceful setting.

This abundance of outdoor space encourages a healthy, active lifestyle for residents. Grove Park also benefits from excellent transport links, providing easy access to other parts of the city. Local amenities, social clubs, and friendly pubs further contribute to the strong sense of community and convenience in the area.

Property Features

- CHAAN FREE! Two-Bedroom Ground Floor Maisonette
- Bright and Spacious Reception Room
- Separate Fitted Kitchen
- Shower Room
- Private Paved Patio Area
- Excellent Transport Links into Central London
- Close to Local Shops and Amenities
- Ideal for First-Time Buyers, Downsizers or Investors
- Popular Residential Location
- Total Floor Area: 59m²= 635ft² (guidance only)

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