



## Birch Grove, SE12

£550,000

This charming period property has an abundance of light feeding through the large bay windows and further benefits from having direct access to a private garden with outside studio.

The accommodation comprises the complete ground floor of an impressive, detached, period building. You enter the property via your own private front door into a central hallway which leads to two double bedrooms, the second bedroom benefitting from a built-in wardrobe. To the rear of the property is the living space that not only provides ample space for relaxation and entertaining but also benefits from direct access to the private rear garden, creating a seamless indoor-outdoor living experience.

### Features

- Ground Floor Conversion Flat
- Private Garden
- Outdoor Home Studio/Office
- Kitchen/Diner
- Large Living Space
- Located In A Prime Location



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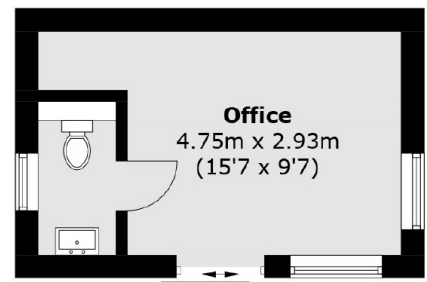
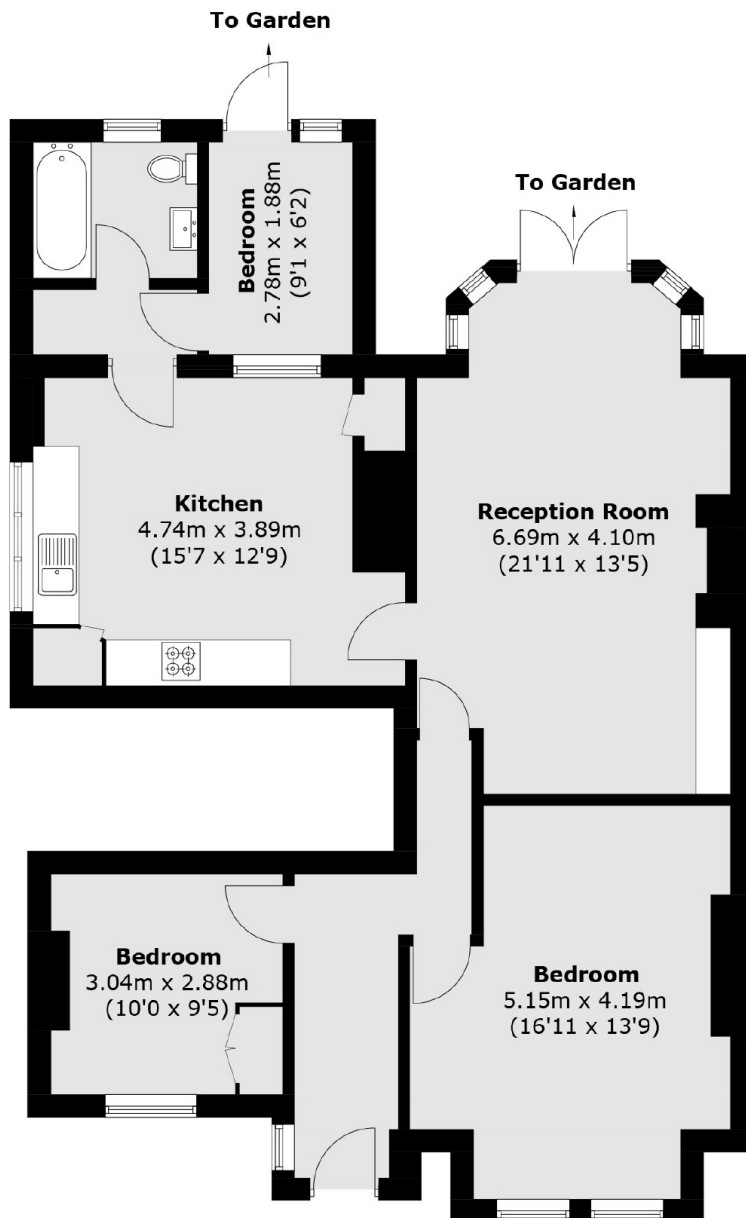
Externally is the well maintained, private rear garden which backs onto a conservation area and patio area which is a great space for entertaining plus a well maintained lawn area, shed for storage and finishing it off is the impressive home office/studio which measures 15'8 x 9'7, has a WC and independent electric heating. To the front of the house there is a large front garden which is for sole use of the ground floor flat.

Within close proximity to Lee Train Station. Providing access to an abundance of local amenities including shops, pubs, cafes, restaurants and highly regarded schools all within easy reach. The popular open spaces of Manor House Gardens, Northbrook Park and Horn Fair Park are all close by as well as Historic Greenwich and Blackheath Village with its array of boutiques, bars and restaurants.





# Birch Grove, London, SE12



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)

Total area (approx.): 95.0 sq. m (1,022.5 sq. ft)  
Outbuilding : 14.1 sq. m (151.7 sq. ft)