



Orchard Grove, SE20

OIEO £325,000 *Leasehold*



A well-presented two-bedroom purpose-built flat located on the second floor of a well-maintained building.

The property offers bright and spacious accommodation throughout and benefits from a long lease, no ground rent, two allocated off street parking spaces and access to communal gardens.

KEY FEATURES

- Leasehold
- Two Bedrooms
- Communal Garden
- Two Off-street Parking Spaces
- Long Lease & No Ground Rent!
- Excellent Transport Links
- Prime Location



Crystal Palace

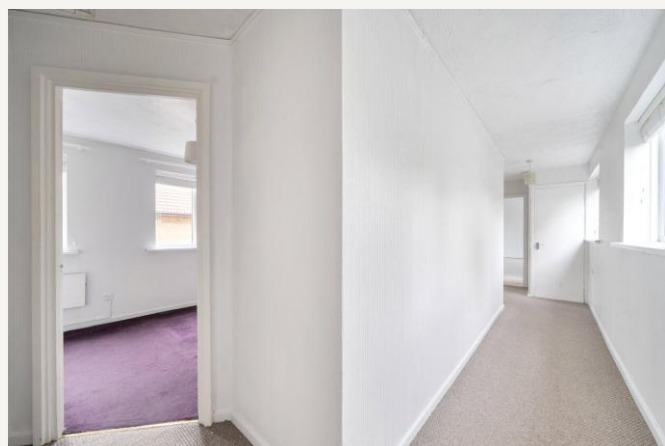
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Ideally situated on Orchard Grove, the property is within easy reach of Crystal Palace, Anerley and Penge stations, providing excellent transport links into Central London. A wide range of local shops, cafés, restaurants and the open green spaces of Crystal Palace Park are also nearby.



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MATERIAL INFO

Tenure: Leasehold

Term: 152 Years

Service Charge: £1944 per annum

Ground Rent: £0 Annually

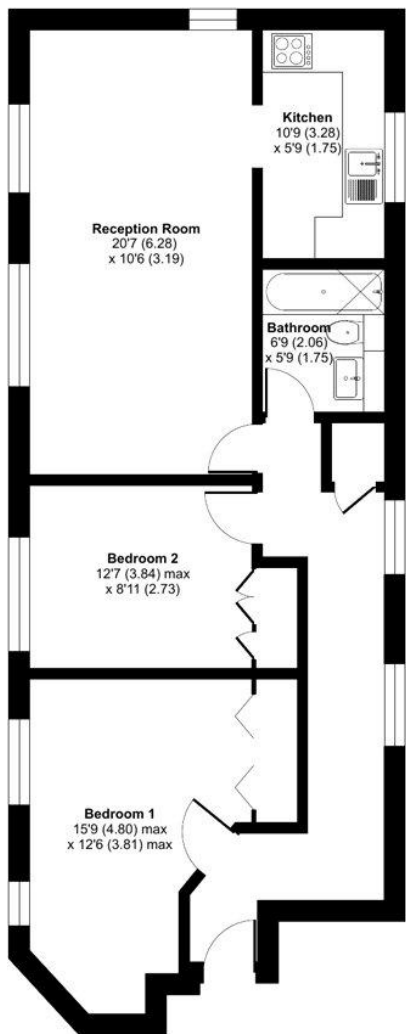
Council Tax Band: C

EPC rating: D

Orchard Grove, London, SE20 8DZ

Approximate Area = 725 sq ft / 67.3 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Winkworth Crystal Palace. REF: 1470036

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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