



## listing



### Agent Info

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### Listing details

Property for: Sale  
Price: GBP 160,000

### Location

Country: United Kingdom  
Posted: May 10, 2022

### Description:

Its rare to find an apartment that meets so many of the demands of more discerning buyers. Spruce Grove is one such residence.

Its location is superb. Situated in a very private cul de sac off the immensely popular Abbey Road, you are right in the heart of prime West End territory,

If easy living is key for you then its ground floor location will be of particular interest. Perhaps you want to enjoy a lovely setting with views onto expansive lawns set amongst the trees but don't want the work that goes with such a view. Perhaps being part of a community of owners taking shared responsibility of the upkeep and maintenance of the whole development is important. Maybe you just want one convenient monthly payment and for all this to be taken care of.

Whether you need level access or whether you're searching for a 'lock up and leave' Pied a Terre, again, this beautiful home satisfies all those needs and wants.

Approach from the front and into your front garden. Its evident that the current owners love this space and it offers a very private area to enjoy the morning sun with a cup of coffee and the iPad,

Once inside and you'll be struck by how spacious and light this home actually is. Very typical of the time



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it was built, all the rooms are generous to say the least.

To our right, we find the kitchen. Looking out over the front so easy to pass drinks or food for those times when being outside is essential.

As you'd expect of a home of this calibre, high-quality base and wall units are all around giving excellent storage and nice, tidy clean lines. The appliances are integrated so as not to spoil the aesthetic of the room.

Back to the hall through your high-quality oak veneered door and next into the lounge. Easily able to accommodate a dining room table and chairs it shows what an exceptional room this is. Large windows and French doors to the rear allow light to burst in whilst giving commanding views of the expansive communal lawn.

Out to the hall and next to the principle bedroom. Its easy to imagine sitting up in bed with a cup of coffee looking out of the large windows and into the communal gardens. The views are rarely bettered in houses at significantly higher price points.

Integrated wardrobes offer plenty of storage without compromising the floor space.

Out to the hall again and directly opposite into your shower room. A modern shower cubicle with 'cloud burst' shower head are a fabulous feature and great for those early mornings when another hour in bed would be most welcome.

The second bedroom completes what is a truly exceptional property.

We know that it is unlikely to be on the market long and we'd urge early viewing to avoid disappointment.

We Love: The front garden is much loved and access to the rear communal garden is super. However, with over 1000ft<sup>2</sup> of high-quality, ground floor West End living space offering fabulous views of the garden, there's really not much not to love.

## **Common**

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	101 sq m

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: RS1296



# IMLIX

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