





Found just a short walk from Crayford High Street, this two-bedroom, ground-floor maisonette on Green Place is convenient and practical for all needs.

As you enter the property, you are welcomed into a spacious living room that is perfect for relaxation and spending time with loved ones. From the L-Shaped entrance hall, you will find the fully fitted kitchen/diner on your left, which is the ideal space for cooking and entertaining guests. The property is comprised of two well-proportioned bedrooms, providing ample space for storage. Both bedrooms are serviced by the shower room. One of the key features of this maisonette is the south-east facing balcony, measuring an impressive 9.61 metres wide. This outdoor space provides an ideal area to enjoy the sunshine and relax after a long day. In addition, this property also benefits from two separate garages, providing ample space for parking and storage.

Overall, this maisonette offers a comfortable and practical living space in a highly desirable location. Its charming features and convenient amenities make it the perfect choice for those seeking a comfortable and convenient living space. Physical viewings are highly recommended to appreciate what is on offer here, call the Crayford team today!

**L-Shaped Entrance Hall**

**Living Room**  
4.55 x 3.97 (14'11" x 13'0")

**Kitchen/Diner**  
3.58 x 3.25 (11'8" x 10'7")

**Bedroom One**  
4.55 x 3.78 (14'11" x 12'4")

**Bedroom Two**  
3.5 x 2.65 (11'5" x 8'8")

**Shower Room**  
1.75 x 1.72 (5'8" x 5'7")

**Balcony**  
9.61 x 1.83 (31'6" x 6'0")  
South East Facing


**Two Separate Garages**

**Tenure - Leasehold**  
Our vendor has informed us that this is a Leasehold property.  
**Lease Term Remaining:** 139 years  
**Service Charge:** £1,200 per annum  
**Ground Rent:** Peppercorn

**Disclaimer**

These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.