





Offered CHAIN FREE is this two-bedroom ground floor maisonette arranged over two floors. Recently renovated to a high standard, including a brand-new modern kitchen and bathroom and new flooring throughout. The basement area offers two rooms, one being 15ft, and on the ground level you will find a further two rooms, a modern fitted kitchen and bathroom. This layout provides flexibility allowing for the additional room which could be used as a dining area, playroom, study or bedroom. Further benefits include gas central heating, double glazing, and a private garden.

The location of this property is perfect for local amenities, schools and Abbey Wood station and the new Elizabeth Line service.

VIEWINGS ARE HIGHLY RECOMMENDED!

LOUNGE

3.63 x 3.02 (11'11" x 9'11")

KITCHEN

3.12 x 2.84 (10'3" x 9'4")

DINING AREA/STUDY/BEDROOM

3.28 x 2.46 (10'9" x 8'1")

STAIRS DOWN TO BASEMENT

BEDROOM

4.85 x 3.91 (15'11" x 12'10")

BEDROOM

3.63 x 2.44 (11'11" x 8'0")

BATHROOM

REAR GARDEN

APPROX. 40FT

TENURE

LEASEHOLD. We have been informed by the seller that the lease started in March 2015 for a term of 199 years and the current Ground Rent is £100 per year. The seller has also advised us that the FREEHOLD will be included within the sale upon legal completion.

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.

AGENTS NOTE

Under the Estate Agents Act of 1979 we are declaring a personal interest in the sale of this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.