



VILLAGE ESTATES

• EST.1993 •



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TWO BEDROOMS

**STONE THROW TO
FALCONWOOD STATION**

OPENPLAN LIVING AREA

BALCONY

CLOSE TO AMENITIES

LIFT TO ALL FLOORS



**29 Mabel Crout
Court Lingfield Crescent
London, SE9 2RW**

£385,000

Modern purpose built two bedroom flat with PRIVATE BALCONY (with lift services) situated in an excellent location just moments away from FALCONWOOD main line station (Zone 4). Offering OPENPLAN LIVING, a stunning modern FAMILY BATHROOM, ALLOCATED PARKING we urge you to book an internal viewing to appreciate the accommodation on offer.

EPC RATING: B

COUNCIL TAX BAND: D

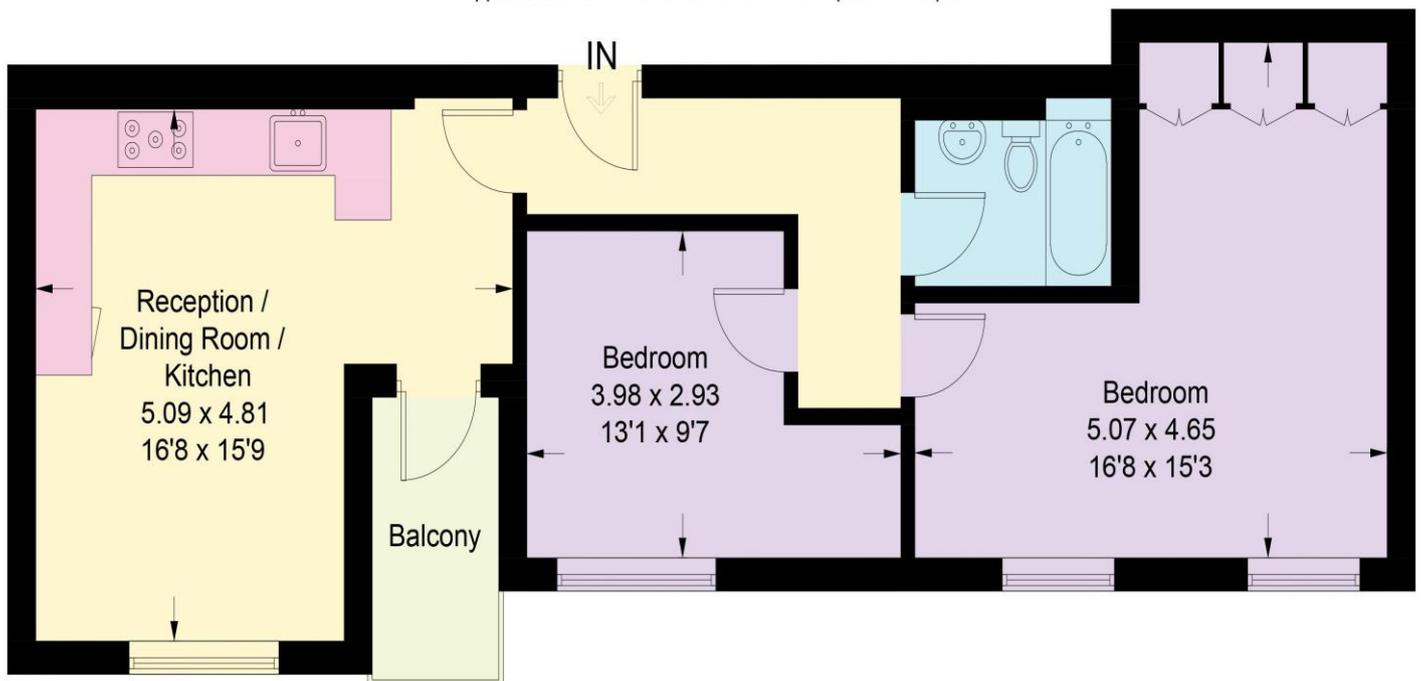
TENURE: Leasehold

LEASE TERM: 144 Years



Lingfield Crescent, New Eltham, County, SE9

Approximate Gross Internal Area = 60.2 sq m / 648 sq ft



Second Floor

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.