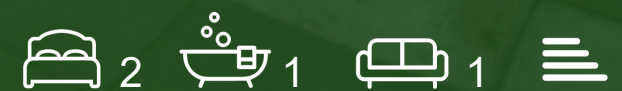




Hevelius Close, London, SE10 0HR

Guide Price £360,000





Hevelius Close

London, SE10 0HR

Local Authority: Greenwich

Tax Band: B

- EPC Rating: tbc
- Two Bedrooms
- CHAIN FREE
- Central Heating
- Purpose Built Flat
- 108 Year Lease
- First Floor Flat

** GUIDE PRICE £360,000 to £375,000 **

Sandra Davidson Estate Agents are pleased to offer for SALE This charming TWO bedroom, 1st floor flat benefiting from naturally bright interiors and a large reception room on a residential street in popular Greenwich. The property offers; Reception, Kitchen, Two Double Bedrooms and Bathroom.

Hevelius Close benefits from a central location convenient for the shops, restaurants and pubs of Greenwich. Excellent transport links can be found at nearby Maze Hill, North Greenwich and Cutty Sark stations making it an ideal purchase for residential buyers and investors alike.

This property is offered CHAIN FREE and features:

Guide Price £360,000



ENTRANCE

Via communal front door via telephone entry system with stairs to first floor, own front door into entrance hall with: laminate wood flooring, ceiling lights, cupboard housing electric meter and fuse box, further cupboard housing hot and cold water tanks, doors to:

RECEPTION 11'2" x 15'3" (3.40m x 4.66m)

Double glazed window to front, double glazed door to Juliet balcony, laminate wood flooring, radiator, two ceiling lights

KITCHEN 6'7" x 8'3" (2.00m x 2.52m)

Fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer, four ring gas hob with extractor hood over, space and services for washing machine, vinyl flooring, light, double glazed window to front

BEDROOM ONE 7'1" x 13'1" (2.17m x 4.00m)

Double glazed window to front, radiator, laminate wood flooring, light, fitted cupboards





BEDROOM TWO 8'2" x 13'7" (2.48m x 4.15m)
Double glazed window to front, radiator, laminate wood flooring, light, fitted cupboards

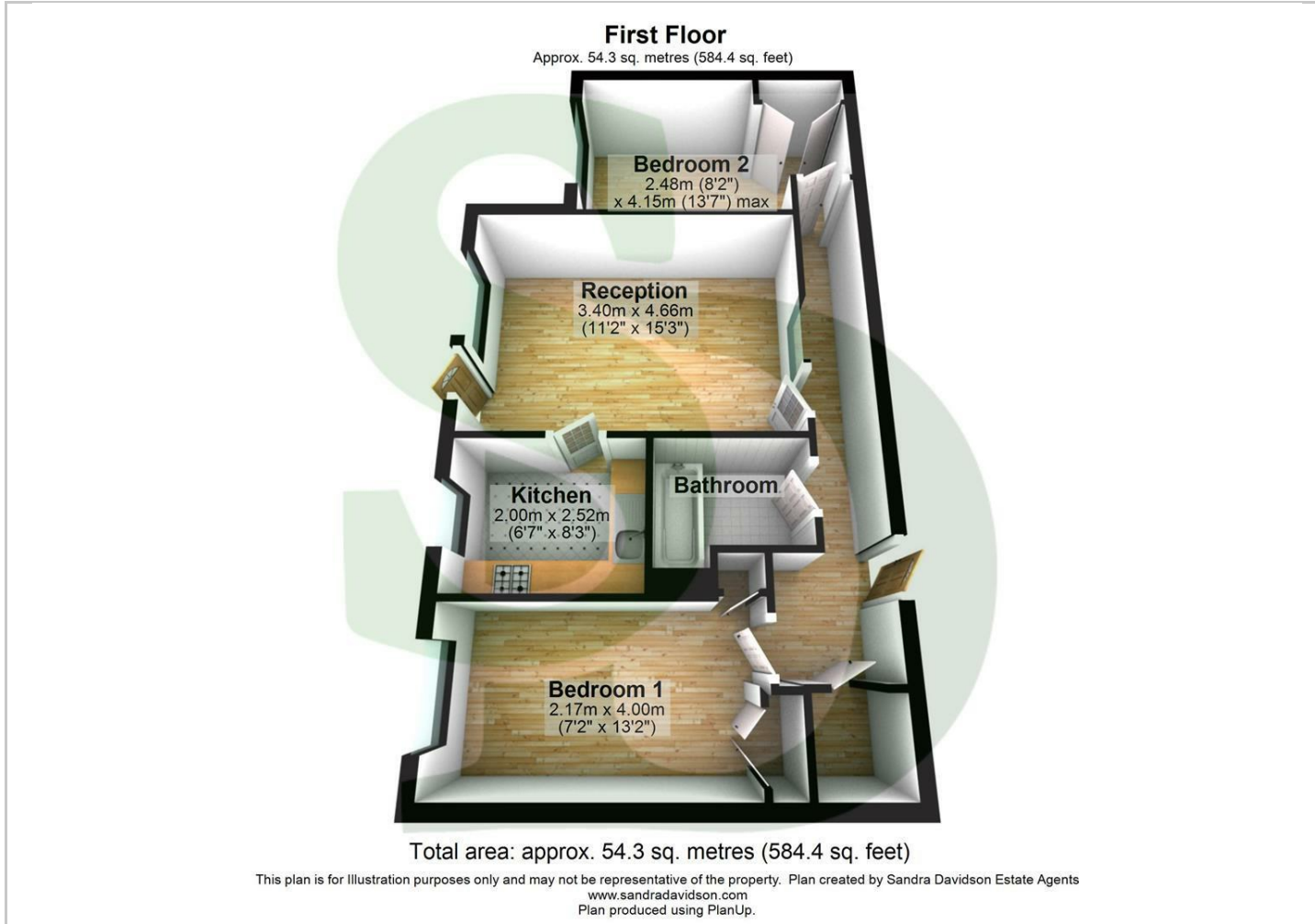
BATHROOM
Suite comprising; Bathtub, low level WC, pedestal hand wash basin, heated towel rail, ceiling light, tiled walls and flooring

LEASE
Lease Remaining; 108 years
Ground Rent: £10pa
Service Charge: £1200pa





Floor Plans



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

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