



Effingham Road, Lee, London SE12 8NU

£ Share of Freehold

A beautifully presented and well modernised ground floor flat with its own private, secluded rear garden with a charming timber summerhouse. It occupies the entire floor of this highly attractive, yellow stock brick, terraced house with a replaced tiled roof covering. It owns a joint share in the freehold with the upstairs flat.

The flat has tremendous character with a lovely front reception room featuring a double glazed sash bay window, restored wood floorboards and the tiled Victorian fireplace. The kitchen is well fitted and the period style bathroom has a white suite with an 'over bath' shower. The second bedroom, presently used as a living room, opens directly onto the lovely garden. The decor is finished with lovely muted pastel colours and complimenting floor coverings. The gas central heating boiler has been recently replaced.

The location is excellent, located at the western end of this highly desirable tree-lined turning, only a third of a mile walk to Hither Green mainline railway station, which provides an excellent, fast service into central London. The beautiful Manor House Gardens are just a short walk away on Manor Lane, with Blackheath village just under a mile away.

The Accommodation Comprises:

Entrance Hall, Reception Room, Kitchen, Two Bedrooms, Bathroom, Private Garden, Summer House, Gas Central Heating, No Chain.

EPC: D Council Tax Band: C Lewisham

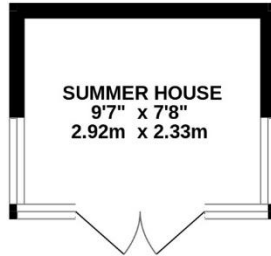
Lease Term: 999 years from 25/12/1988 Maintenance: 50% of expenditure as and when



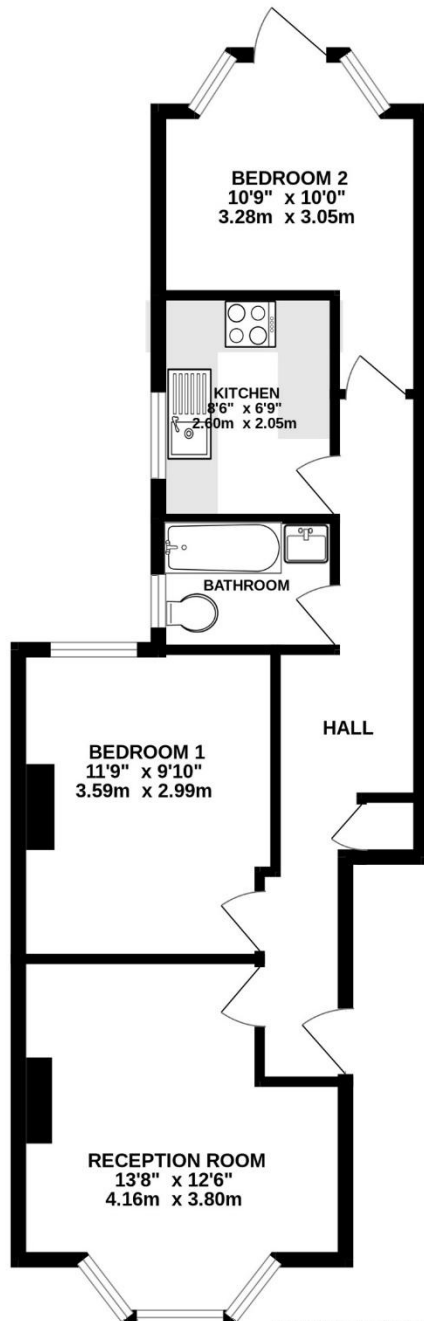


Viewing strictly by appointment through Comber & Company 020 8318 9666 sales@comberandco.co.uk

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 540sq.ft. (50.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.