



Ravenscroft Crescent, London, SE9

Offers Over £250,000

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- One Bedroom Flat
- Long Lease Length
- Double Bedroom
- Large Reception Room
- Private Garden
- Allocated Parking Space
- Excellent Transport Links
- Perfect For First Time Buyers
- Ideal Buy To Let Investment
- Council Tax Band C - Bromley London Borough Council



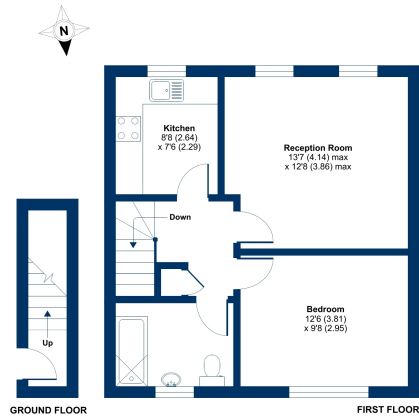
Larger than average and well proportioned one bedroom first floor GARDEN FLAT offered to the market in excellent order throughout. Comprising large reception room, fitted kitchen, double bedroom and bathroom. The flat has plenty of storage and comes with the added bonus of a private garden and allocated parking space. Close by you have excellent transport links with Mottingham train station and buses keeping you connect with both Eltham and Bromley.

Lease: 120 Years | Service Charge: £950 Per Annum | Ground Rent: £200 Per Annum



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Approximate Area = 526 sq ft / 48.9 sq m
For verification only - Not to scale



Copyright Property Information
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Cockburn 2022. Prepared for Cockburn Estate Agents. 020 8859 8590

3/22, 6:59 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
48 Ravenscroft Crescent LONDON SE9 4EL	Energy rating C	Valid until: 3 March 2032 Certificate number: 8671-3014-6207-7943-0204
Property type	Top-floor flat	
Total floor area	47 square metres	

Rules on letting this property

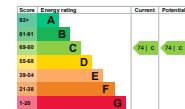
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the occupancy and exemptions rules](https://www.gov.uk/guidance/energy-ratings-on-the-occupancy-and-exemptions) (<https://www.gov.uk/guidance/energy-ratings-on-the-occupancy-and-exemptions>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificates.service.gov.uk/energy-certificates/8671-3014-6207-7943-0204/?property>

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