

COCKBURN
ESTATE AND LETTINGS AGENTS

Colyer Close

SE9 3QG



**CHAIN FREE! - TO BE SOLD
WITH A NEW EXTENDED
LEASE OF 115 YEARS (JUNE
2140)**

**Offered to the market as a project buy,
this two bedroom first floor maisonette
is an ideal first time purchase for those
looking to get their foot onto the
property ladder.**

Situated in a quiet yet convenient location, the property comprises of large reception room, kitchen, bathroom and two generously sized double bedrooms. To the rear there is a private, sun trap garden, with the added benefit of a garage to the bottom - perfect for vehicular parking or further storage needs. Close to local shops, amenities and some superb schools. Excellent transport links with buses keeping you well connected with both Eltham and Bromley. You also have a choice of several Zone 4 train stations within easy reach for those needing to commute into London, with direct trains into London bridge taking 15 mins from New Eltham.

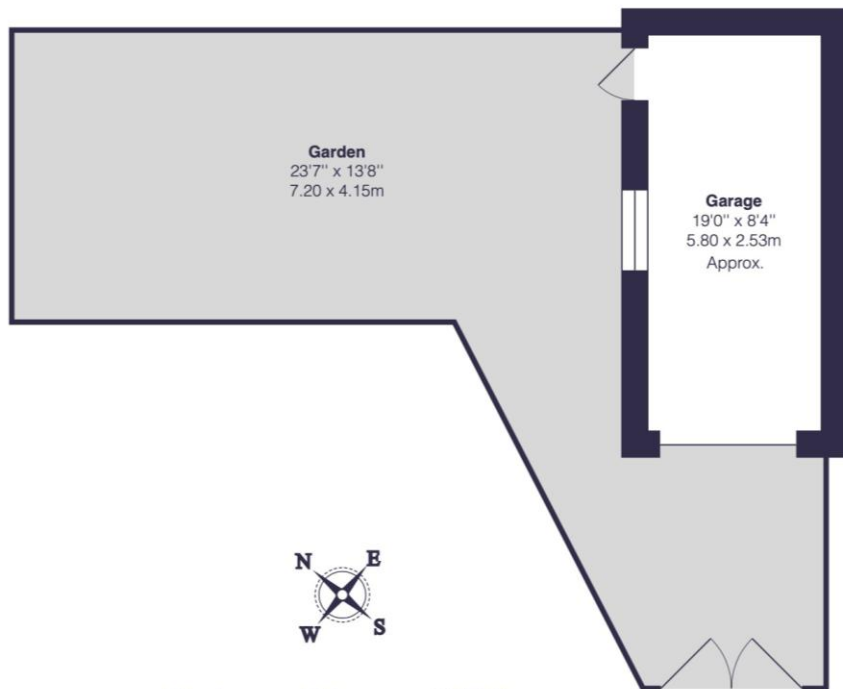
*** LEASE EXTENDED TO 115 YEARS (JUNE
2140) | Ground Rent £17.00 Per Annum



Key Features:

- ❑ Chain Free Sale
- ❑ Two Bed First Floor Maisonette
- ❑ Lease Extended to 115 Years (June 2140)
- ❑ Quiet Residential Cul-De-Sac
- ❑ Private Garage
- ❑ Generous Sun Trap Garden To Rear
- ❑ Ideal For First Time Buyers Looking To Get Onto Property Ladder
- ❑ Perfect Project Buy
- ❑ Within Easy Reach Of New Eltham Village Amenities, Shops & Green Spaces
- ❑ Close Proximity To New Eltham Mainline Station
- ❑ Council Tax Band C - Royal Borough Of Greenwich



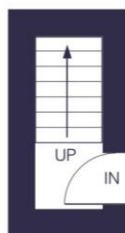


Colyer Close, SE9

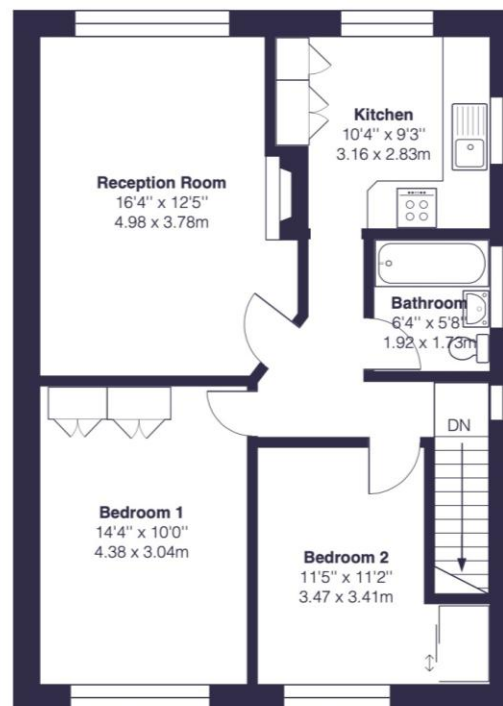
Approximate Gross Internal Area = 703 sq ft / 65.3 sq m

Garage Area = 158 sq ft / 14.7 sq m

Approximate Total Area = 861 sq ft / 80 sq m



Ground Floor



First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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EPC: E

COUNCIL TAX BAND: C

TENURE: Leasehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road
New Eltham
London
SE9 2EB