

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Footscray Road

SE9 2SY





**\*\*\* CHAIN FREE \*\*\***

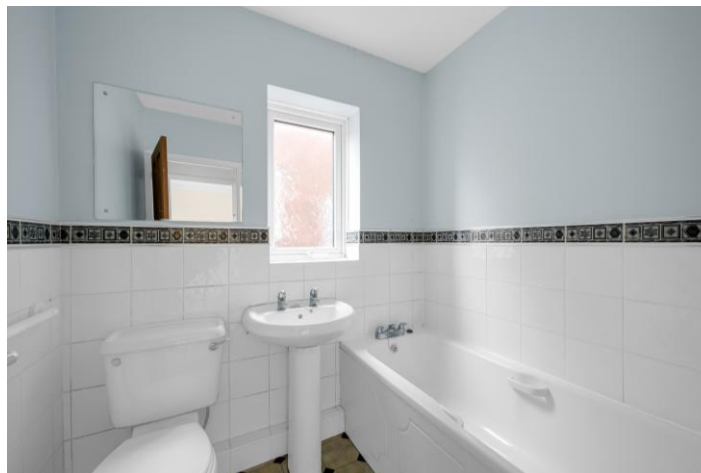
**Cockburn are delighted to offer to the market this first floor maisonette which is offered with NO ONWARD CHAIN and a SHARE OF FREEHOLD.**

*Spanning over 633 sq ft of space, the property comprises large reception room, two bedrooms, kitchen and bathroom suite. A private garden is found to the rear, as well as the added bonus of a private garage en-bloc. Perfect for first time buyers looking to get onto the property ladder, the property is a complete blank canvas ready for its new owners to put their own mark on!*

*The property is located almost equidistantly from both Eltham & New Eltham Station, which both offer fast and frequent direct services into London Bridge, Waterloo East, Cannon Street & Charing Cross. Eltham Station also provides access to Victoria. Eltham High Street can be found a mere 0.4 miles away and offers comprehensive shopping, bars, restaurants and the recently built Vue cinema.*

*If schools are a priority then this really isn't one to miss out on as there is a selection of primary & secondary schools available within the immediate area including the Ofsted Outstanding St Thomas More Catholic Comprehensive School.*

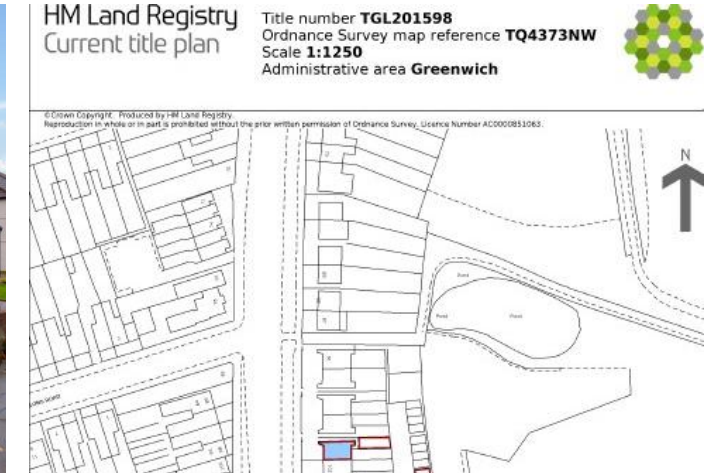
**Lease Length - 974 Years | Service Charge & Ground Rent - NIL (all figures are approx.)**





## Key Features:

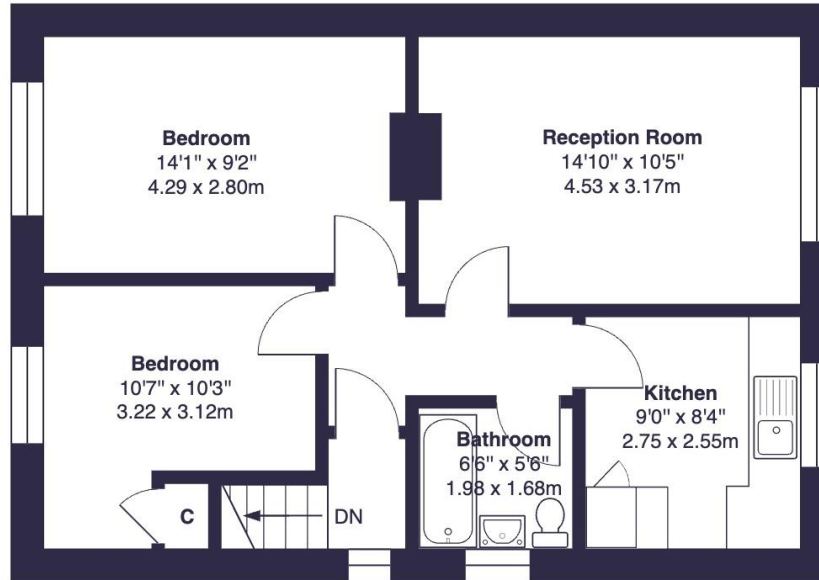
- ❑ Chain Free Sale
- ❑ Share Of Freehold
- ❑ First Floor Maisonette
- ❑ Two Bedrooms
- ❑ Private Garden To Rear
- ❑ Garage En Bloc
- ❑ Perfect For First Time Buyers Looking To Get Onto Property Ladder
- ❑ Easy Reach Of Both Eltham & New Eltham Shops, Amenities & Leisure Facilities
- ❑ Within Close Proximity To Train Stations & Bus Links
- ❑ Council Tax Band C - Royal Borough Of Greenwich



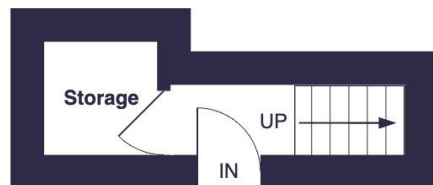


# Footscray Road, SE9

Approximate Gross Internal Area = 633 sq ft / 58.8 sq m



First Floor



Ground Floor



**EPC:** C

**COUNCIL TAX BAND:** C

**TENURE:** Share Of Freehold

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

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. No liability is accepted for any errors.

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