



## Beaconsfield Road, Mottingham, SE9

£190,000

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- Chain Free Sale
- Studio Flat
- Share Of Freehold
- Shared Garden
- Modern Shower Room
- Walking Distance Of Local Shops & Amenities
- Within Easy Reach Of Mottingham Railway Station
- Turn-Key Condition
- Council Tax Band A - London Borough Of Bromley






### \*\*\* SHARE OF FREEHOLD \*\*\*

*Presented in turn-key condition is this wonderful top floor studio apartment located in the heart of Mottingham. Boasting ample space throughout with its reception/bedroom/kitchen area and modern bathroom, the property would be ideal for first time buyers. The property comes with a share of freehold with a length of 999 years, and a shared garden to the rear. In terms of location, the property is ideally set within easy reach of local shops, amenities and leisure facilities, as well as being within easy reach of Mottingham railway station with its regular trains into the city & beyond, making the property ideal for those needing to commute.*

### \*\*\* Share of Freehold - 999 Years \*\*\*



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

#### Cockburn EA

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