

Bernard Skinner



- Unique two bedroom apartment
- Secure gated entrance and parking
- Conversion with share of freehold
- 999 Year lease from 2002

Brook House, 10 Edith Cavell Way, Shooters Hill, SE18 4JY Guide Price £375,000 - £400,000

If character, charm and space with plenty of history too, are the order of the day, then take a look at this unique and substantial apartment forming part of the original 'Brook House' which we understand was built as the administration and doctors house for the old Brook Hospital. Sympathetically converted in 2002 to four flats, each of which having a 25% share of the freehold and a 999 year lease. With gated entrance and parking, the property has an impressive communal entrance leading to the first floor. With a 27' entrance hall and larger than average double bedrooms and both kitchen and living room with wood flooring, there are high ceilings throughout. Ample loft space with potential to convert stpp, the property is handy for bus routes to Blackheath village, Greenwich and the DLR at Woolwich Arsenal.



Property Description

COMMUNAL ENTRANCE HALL

Stairs to first floor.

ENTRANCE HALL

27' 8" x 6' 8" (8.43m x 2.03m) Wood flooring.

LOUNGE

14' 8" x 12' 8" (4.47m x 3.86m) Wood flooring.

KITCHEN

15' 7" x 8' 7" (4.75m x 2.62m)

BEDROOM 1

14' 8" x 11' 3" (4.47m x 3.43m)

BEDROOM 2

16' 5" x 9' 8" (5m x 2.95m)

BATHROOM

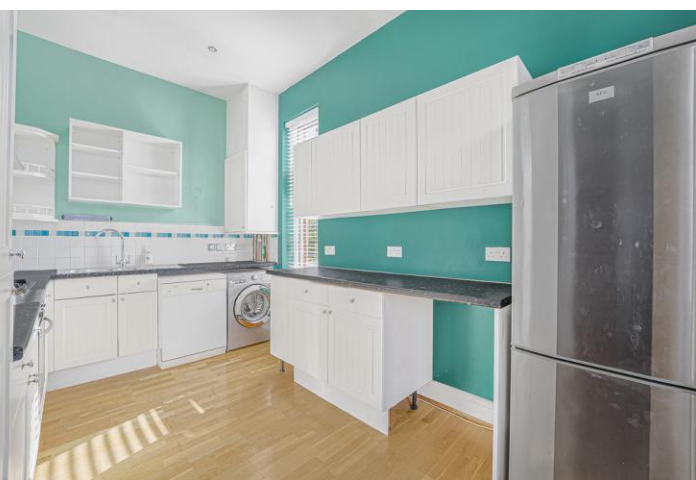
11' 2" x 6' 6" (3.4m x 1.98m)

OUTSIDE

Secure gated entrance to both the property and the parking area

Parking space no: 5





MATERIAL INFORMATION

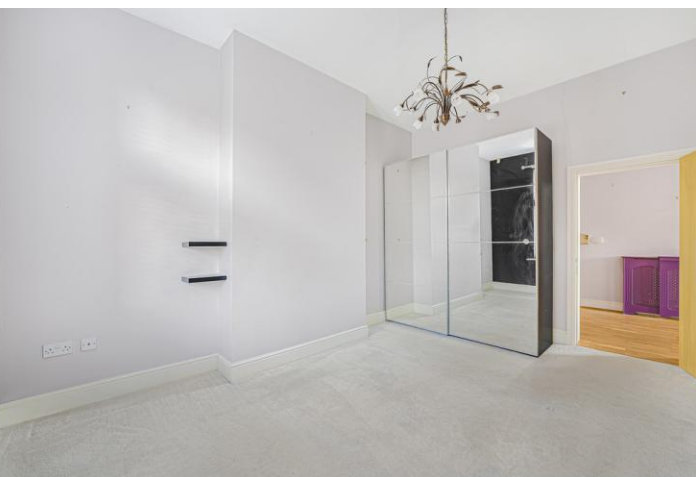
Tenure: Share of Freehold

Lease Term: 999 years from 25th December 2002

976 years remaining

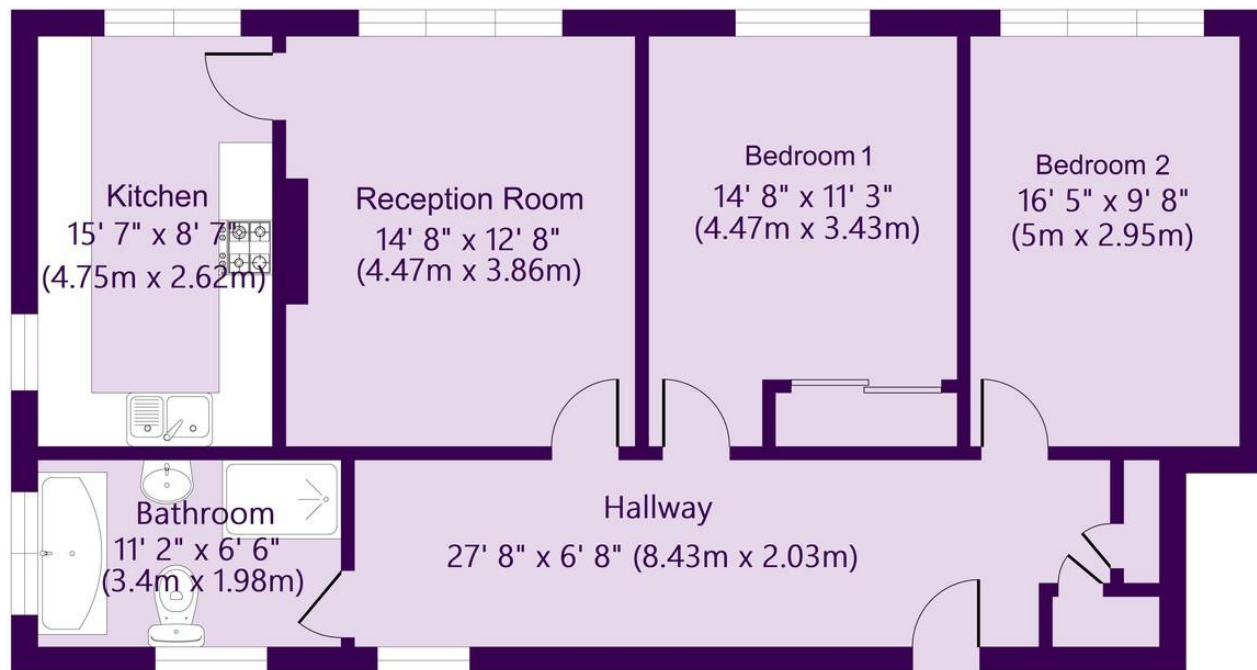
Service Charge: £1,200.00 P.A. (including building insurance)

Council Tax Band: E - £2,458.67



Edith Cavell Way

Total area: Approx. 972 sq. feet (90.3 sq metres)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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