



All enquiries Ref: Callum Glenn

- **Leasehold Purpose Built Maisonette**
- **Two Bedroom First Floor Maisonette**
- **Private Garden Included**
- **Full Vacant Possession**

Location:

This purpose built maisonette is located in a residential area just to the south of Eltham Common and to the west of Oxleas Wood. It is ideally located for ease of access to the shopping facilities and recreational pursuits in the area and also has great transport links. The A2 lies to the south linking through to the Blackwall and Silvertown tunnels whilst public transport links include local bus routes and the rail station at Eltham which is less than 1 mile from the property providing direct links to London Charing Cross, Cannon Street and Victoria, all with journey times of circa 30 minutes.

Description:

The property comprises this first floor purpose built maisonette accessed via its own rear ground floor entrance leading to staircase to access the flat. Generally, the flat is offered in good order with modern bathroom, fitted kitchen ready for an owner occupier or investor to let. Outside the maisonette has its own private rear garden included within the lease.

Accommodation:

Two Bedrooms, Reception Room, Fitted Kitchen, Fitted Bathroom/wc Outside: Rear Garden.

EPC Rating: D

Council Tax Band: C

Tenure:

Held on a lease for a term of 97 years from 25th March 1976.

To View:

Strictly and Only by Prior Arrangement with the Auctioneers.

