



£375,000

Merchland Road, New Eltham, SE9 2BQ

Chattertons

Est. 1893

# Split level period property

Located in a very popular area within 7 minutes of New Eltham mainline station is this spacious split level maisonette.

Entering via the private entrance the stairs will take you to the first floor and the accommodation includes a beautiful bathroom with free standing bath and separate shower, modern dual aspect kitchen, large lounge on the first floor, with 2 double bedrooms on the second floor.

The property is presented in immaculate condition and benefits from a 997 year lease with share of freehold.

The outside space in the form of a garden is shared with the ground floor property.

Perfect first time buy.



**Popular area close to New Eltham mainline station**

**Period property**

**Split level**

**Beautiful bathroom with free standing bath and separate shower**

**Modern dual aspect kitchen**

**2 double bedrooms**

**997 year lease**

**Share of freehold**

**Immaculate condition**

**Shared garden**

#### **Private Entrance**

Space for coat hanging, geometric tiled floor, radiator, stairs to the first floor

#### **Bathroom**

Opaque double sash window, free standing bath, pedestal wash hand basin, walk in shower, geometric tiled floor, walls are half panelled and half metro tiled walls

#### **Separate WC**

Opaque double glazed window, low level wc, tiled walls and geometric tiled floor.

#### **Half landing**

#### **Lounge 16' 3" x 11' 1" (4.95m x 3.38m)**

2 double glazed windows with shutters, fireplace, radiator, carpet

#### **Kitchen 11' 0" x 10' 4" (3.35m x 3.15m)**

Dual aspect double glazed windows, wall and base units with laminated work surface, stainless steel single drainer sink unit with 1.5 bowl and mixer taps, integrated oven and ceramic hob with extractor hood and stainless steel splashback, plumbing for washing machine, plumbing for dish washer, laminate flooring

#### **Stairs to the top floor**

Carpet

#### **Bedroom 1 16' 4" x 11' 1" (4.97m x 3.38m)**

Double glazed window with shutters, 2 radiators, carpet, eaves

#### **Bedroom 2 11' 0" x 10' 4" (3.35m x 3.15m)**

Double glazed window with shutter, radiator, laminate flooring, eaves

#### **Communal Garden**

Laid to lawn, side access, shared with the ground floor property





## Merchland Road, London, SE9

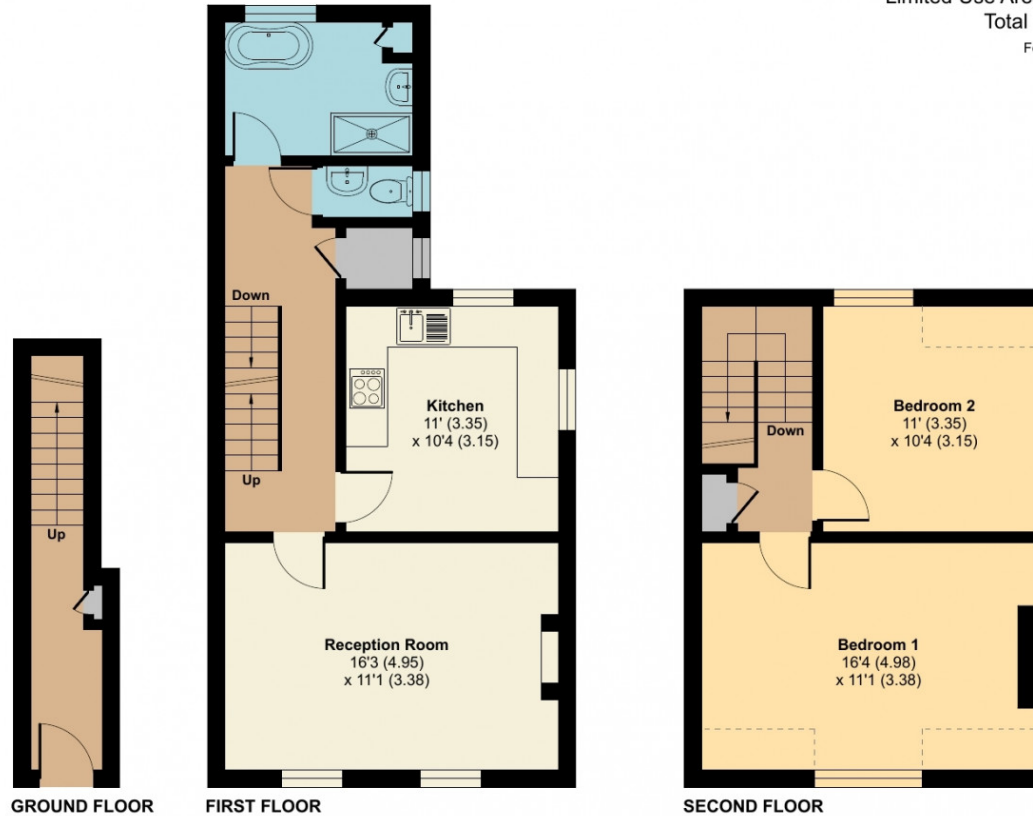
Approximate Area = 888 sq ft / 82.4 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 921 sq ft / 85.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2023. Produced for Chattertons Estate Agents Ltd. REF: 1031928

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

Ref Code:

New Eltham,  
020 8859 4000  
405 Footscray Road,  
New Eltham SE9 3UL  
sales.neweltham@chattertons.org.uk

# Chattertons

Est. 1893