



An opportunity to acquire a spacious first floor maisonette with sun balcony. This is a brand new property located in a location with great local shops and bus routes on the doorstep. The accommodation includes lounge with direct access to the balcony, modern kitchen with breakfast bar and integrated appliances and bathroom which has a window and two double bedrooms. New properties like this are so rare in the area in this and the property also has a 999 year lease, no ground rent and share of freehold. The heating is provided via electric radiators. Also comes with an allocated parking space with electric charger. Easy walking distance of New Eltham mainline station.



Spacious open plan lounge / diner / kitchen
Sunny balcony
2 Double bedrooms
Modern interior
New bathroom with vanity unit

Entrance Hall

Lounge and Kitchen 22' 3" x 14' 10" (6.78m x 4.52m)

Double glazed doors to spacious balcony, open plan fitted kitchen with integrated appliances and breakfast bar.

Bedroom 1 12' 6" x 9' 10" (3.81m x 2.99m)

Double glazed window

Allocated parking space with electric charger
Share of freehold
No ground rent, No service charge
999 year lease
Great local shops

Bedroom 2 10' 10" x 8' 11" (3.30m x 2.72m)

Double glazed window

Bathroom

Double glazed window, power shower over bath, shower screen, vanity wash hand basin, WC suite

Balcony 12' 10" x 5' 5" (3.91m x 1.65m)

Wooden decked balcony with doors opening from kitchen/lounge

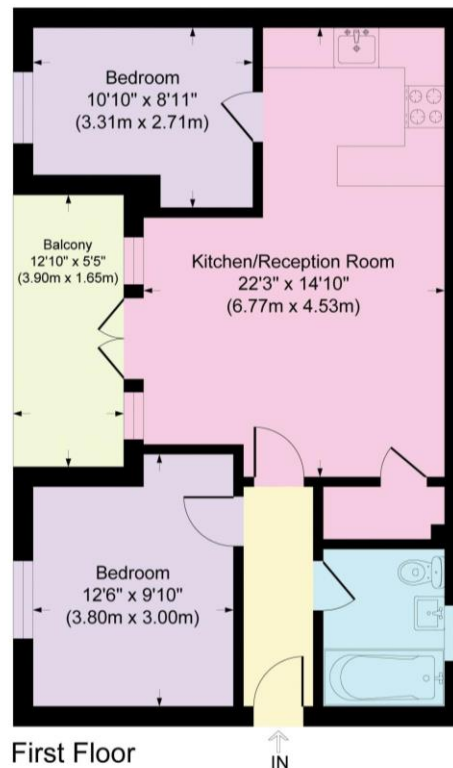
Parking

Allocated parking space with electric charger





Approximate Gross Internal Area
Total = 55.5 sq m / 598 sq ft



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.

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:

020 8859 4000

405 Footscray Road
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

Chattertons

EST 1893