



## **86 Granby Road, London, SE9 1EL**

### **Asking Price £299,950**

Situated on the award winning Progress Estate comes this well presented ground floor maisonette. Internally the accommodation comprises of a large lounge, modern fitted kitchen with two well appointed bedrooms and family bathroom. Benefits include double glazing and gas central heating with a private rear garden. Centrally located with just a short walk to shops and mainline station this property would be ideal for either a first time buyer or as an investment. Council Tax Greenwich Band C. EPC rating C. Leasehold with approx 120 years unexpired. Ground rent £150.00 approx and service charges £420.00 approx.





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## ENTRANCE

A wooden front door to the lounge.

## LOUNGE 13'9" x 10'9" (4.2 x 3.3)

A double glazed Georgian window to front, radiator, centre light point, door housing storage.

## BEDROOM ONE 12'5" x 10'9" (3.8 x 3.3)

A double glazed Georgian window to front, radiator, centre light point.

## INNER LOBBY

Centre light point.

## FITTED KITCHEN 9'6" x 8'2" (2.9 x 2.5)

A range of eye and base units, laminate work surface with tiled surround, one and half stainless steel sink unit with drainer and mixer taps, plumbing for a washing machine, built in oven and four ring halogen hob with extractor fan over, double glazed window to rear, double glazed door for access to the garden, radiator, tiled flooring, centre light point.

## BATHROOM

A three piece suite comprising panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low flush w/c, tiled surround, tiled flooring, double glazed frosted window to rear, centre light point.

## BEDROOM TWO 10'9" x 5'6" (3.3 x 1.7)

A double glazed window to rear, wall mounted boiler, centre light point, radiator.

## REAR GARDEN

A decking area and shingled area, mainly laid to lawn with storage shed.

## FRONTAGE

A picket fence, shingle front garden, pathway to enclosed door way.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
70	78		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

### Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.