



## ESTATE AGENT



### Ham View

Shirley, CR0 7XD

Guide price £325,000

Guide Price £325,000 - £335,000.

Offered to the market in excellent condition is this detached, two bedroom maisonette set within a private, cul-de-sac development in Shirley.

Benefiting from it's own front door, and set on it's own detached plot of land, this maisonette has the advantage of privacy, very much like that of a house. The accommodation is set on the first floor, above a set of garages, and has triple aspect views allowing plenty of natural light.

Accommodation comprises large living area with access to a spacious roof terrace, separate kitchen, three piece bathroom, and two double bedrooms, both fitted with built in wardrobes. Additionally, there is internal direct access to a private garage with lighting and electricity. The property also benefits from ample storage space.

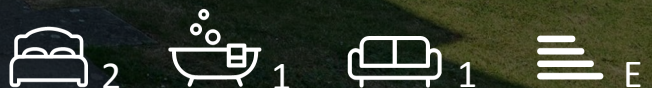
The development is close to local amenities, as well as Eden Park Rail Station, offering direct link to London Bridge, London Cannon Street, and London Charing Cross.

Service Charge: £35.00 per month.  
Ground Rent: £1.00 per year.  
Lease Term: 946 years.  
Energy Efficiency Rating: E.

- Two Double Bedrooms
- Detached Maisonette
- Cul-de-sac Location
- Own Front Door,
- Spacious Roof Terrace
- Integral Garage
- Ample Storage Space
- Close Eden Park Rail Station
- 946 Year Lease
- Low Service Charges

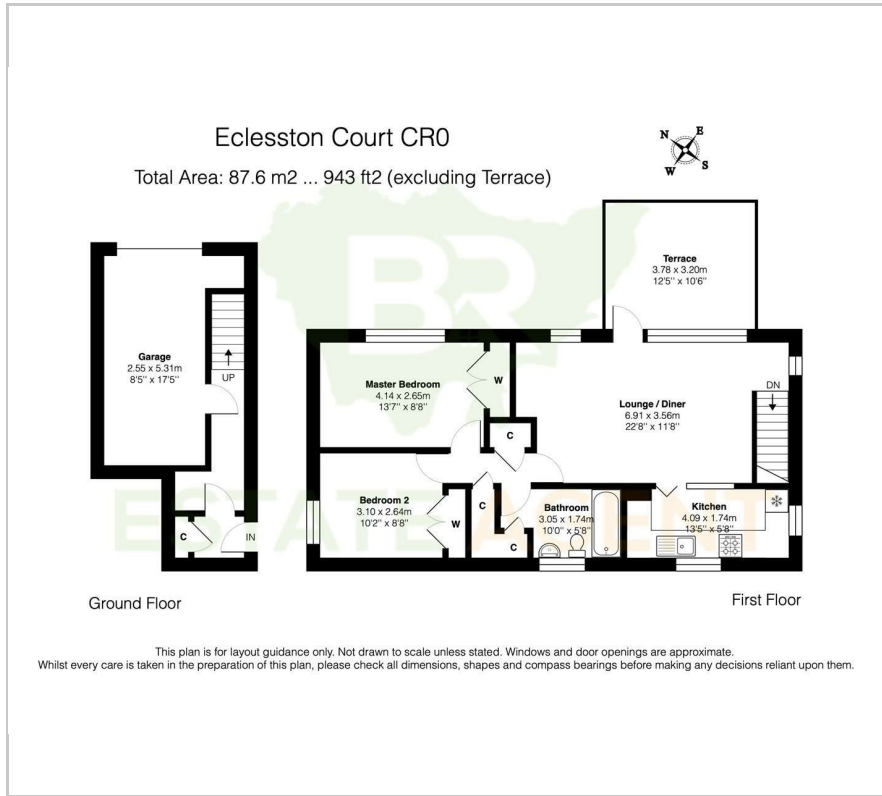
### Viewing

Please contact our Bromley Office on 020 3633 8620 if you wish to arrange a viewing appointment for this property or require further information.





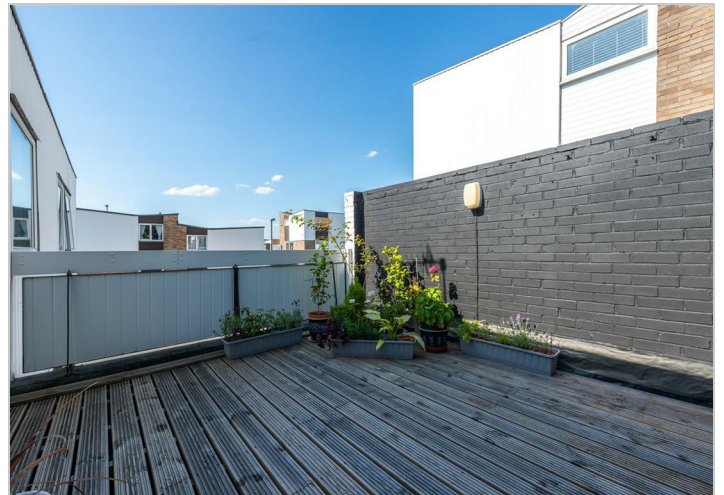
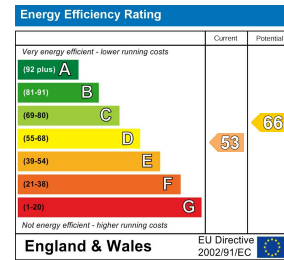
## Floor Plan



## Area Map



## Energy Efficiency Graph



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