



121 Blanmerle Road, London, SE9 2DY

£350,000

- Two Double Bedrooms
- Share Of Freehold
- No Onward Chain
- Garden Flat
- Very Popular Location
- EPC Rating C

121 Blanmerle Road, London SE9 2DY

A charming two bedroom garden flat situated within the heart of New Eltham Village. The property has been lovingly maintained and retains lots of its period delight with modern day touches. The accommodation comprises of two good size bedrooms, a living room which has access onto the modern kitchen, plus a modern bathroom. The rear garden is perfect for lazy summers evenings. The train station as well as good bus routes and local leisure facilities are all close by. All in all a fantastic property.

Tenure - Share of freehold - 993 year lease

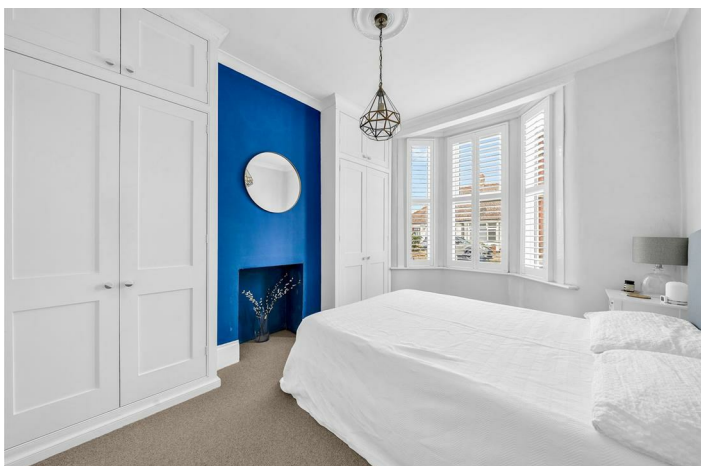
Service Charge - £0.00 pa (As and when work required)

Ground Rent - N/A

Council Tax - Greenwich Band C



Council Tax Band: C

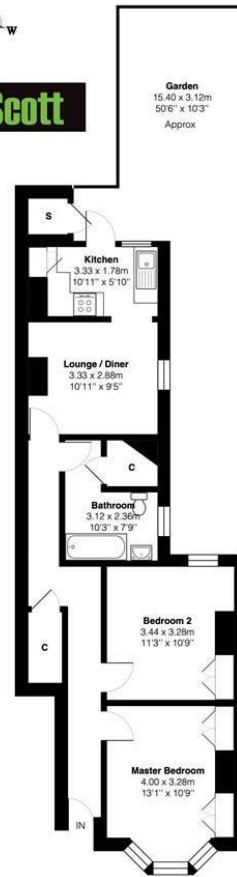




Blanmerle Road SE9 Total Area: 61.0 m²... 656 ft²

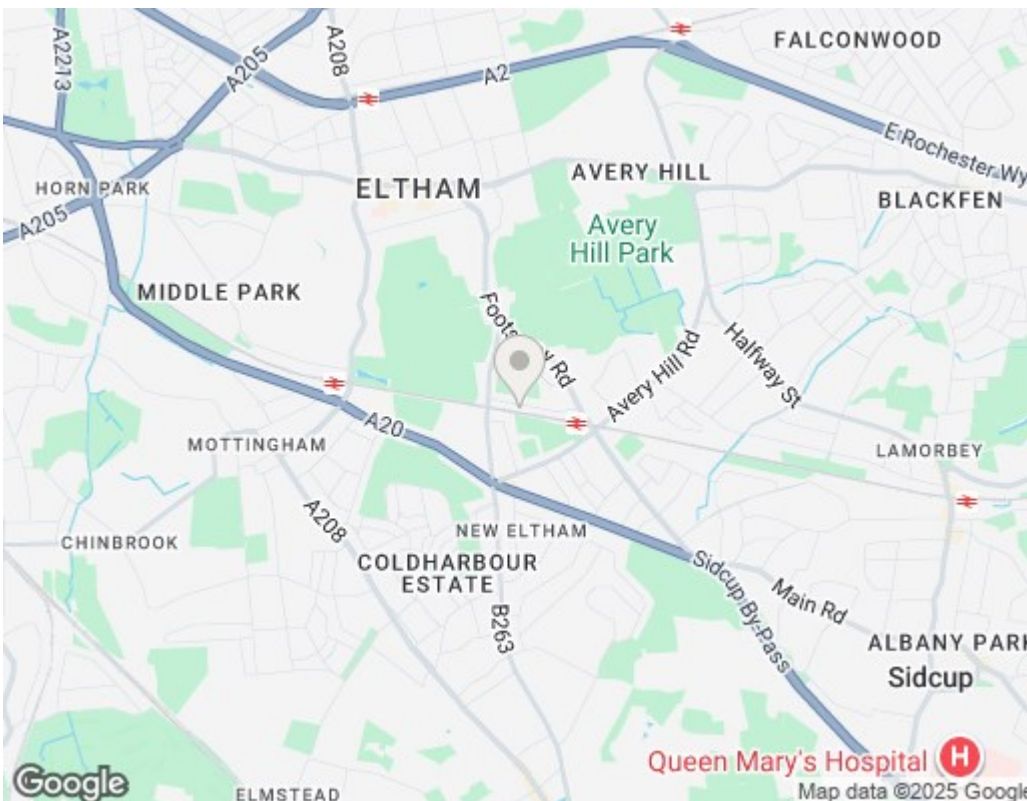


IrwinScott



Ground Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.



Viewings

Viewings by arrangement only.
Call 0208 859 1100 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	