



Harrow Manorway, Abbey Wood
£300,000 Leasehold



CHAIN FREE | THREE BEDROOMS | PRIVATE SOUTH-FACING GARDEN

Parris Residential are delighted to offer this beautifully presented three-bedroom ground and first-floor maisonette, ideally situated close to Abbey Wood and the highly sought-after Elizabeth line, providing fast and convenient connections into London. The property offers generous and versatile living accommodation, making it an ideal home for a growing family. Internally, the maisonette is well presented throughout and benefits from double-glazed windows, gas central heating and a modern fitted kitchen with an integrated oven and four-ring gas hob. One of the property's standout features is the lovely private south-facing rear garden. Mainly paved for ease of maintenance, the garden also benefits from attractive flower borders and a useful storage shed, providing a pleasant and sunny outdoor space to relax and entertain. With its spacious accommodation, private garden, excellent transport links and chain-free status, this property presents an excellent opportunity for buyers looking for a comfortable family home in a convenient location. Your early inspection is highly recommended.

EPC to be confirmed | Council Tax Band B | Leasehold | Approximately 90 years remaining | Service charge £1285.00 | Peppercorn ground rent





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



hallway 12'0 x 7'0 (3.66m x 2.13m)

living room 15'0 x 12'7 (4.57m x 3.84m)

kitchen 11'6 x 8'3 (3.51m x 2.51m)

landing

bedroom one 13'3 x 8'9 (4.04m x 2.67m)

bedroom two 12'5 x 8'3 (3.78m x 2.51m)

bedroom three 10'4 x 6'7 (3.15m x 2.01m)

bathroom 8'2 x 7'1 (2.49m x 2.16m)

rear garden 41' approx (12.50m approx)

parking area - non allocated

