

Bernard Skinner



13 Tarnwood Park, Eltham, SE9 5NY

Guide Price £250,000

- Chain free
- Spacious split level maisonette
- Two double bedrooms
- Generous sized living room

This is an excellent opportunity to acquire a spacious two bedroom split-level maisonette, arranged over the second and third floors (top), which has been lovingly enjoyed by the current owner for over five decades. The property is situated within the ever-popular Tarnwood Park development, renowned for its beautifully maintained communal grounds and peaceful surroundings.

Upon entering the spacious entrance hall where there is plenty of room for coats and shoes this then leads through to a bright and airy 16'2" x 14'11" lounge/dining room, featuring the original finger block parquet flooring, creating a warm living space with plenty of character. An opening leads into the generously sized kitchen, which provides more than ample storage and worktop space, making it ideal for everyday living.



Property Description

The upper floor comprises two well-proportioned double bedrooms, both enjoying an abundance of natural light and pleasant views over the communal gardens and leafy surroundings. The principal bedroom is an impressive L-shaped room, comfortably accommodating a super king-size bed while still offering excellent floor space. It also benefits from fitted wardrobes. Completing the accommodation is a spacious bathroom measuring 10'6" x 4'10", which offers excellent potential for modernisation and personalisation.

Ideally positioned just 0.2 miles from Nottingham railway station, the property offers excellent connections into Central London, making it an ideal choice for commuters. A little further along are a selection of local shops, bus routes serving Chislehurst, Eltham and North Greenwich, where connections to the Jubilee line are available. For those who enjoy outdoor space, both The Tarn and Fairy Hill Park are within easy reach. Eltham High Street is approximately 0.6 miles away and offers a wide range of amenities, including Marks & Spencer, Sainsbury's, TK Maxx, cafés, restaurants and other popular retailers.



COMMUNAL ENTRANCE

Stairs leading to second floor.

HALLWAY

Part glazed front door, cupboard housing electrical meters, electric radiator, fitted carpet, stairs leading to third floor.

LIVING ROOM

16' 2" x 14' 11" (4.93m x 4.55m) Single glazed windows to rear, understairs cupboard, finger block parquet flooring with underfloor heating, archway to:-



KITCHEN

9' 11" x 8' 8" (3.02m x 2.64m) Single glazed window to front, fitted wall and base units with worksurfaces, built in oven and hob, 1.5 bowl sink unit, space for washing machine and fridge freezer, fully tiled walls, vinyl tiled flooring.

THIRD FLOOR

LANDING

Fitted carpet, airing cupboard housing hot water cylinder, loft access.



BEDROOM 1

12' 11" to wardrobes narrowing to 8' 9" x 13' 9" narrowing to 6' 10" to wardrobes (3.94m x 4.19m) Single glazed windows to rear, fitted carpet, fitted wardrobes to two walls.

BEDROOM 2

12' 9" narrowing to 10' 7" x 9' 10" (3.89m x 3m) Single glazed windows to front, fitted carpet.

BATHROOM

10' 6" x 4' 10" (3.2m x 1.47m) Single glazed window to front, panelled bath, w.c., wash basin, electric heater, fitted carpet.



COMMUNAL GROUNDS

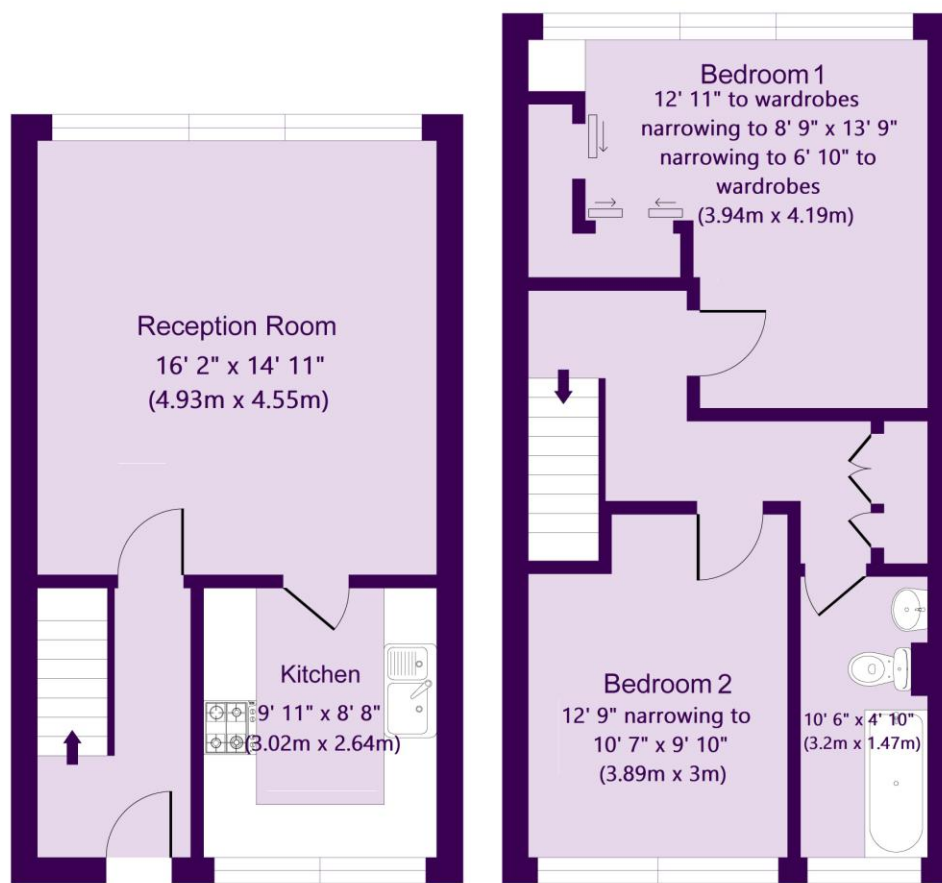
Very well kept communal gardens with on road parking which is permitted Monday - Friday between 1:30pm - 3pm, cost with Royal Borough of Greenwich, other resident bays available.

GARAGE EN BLOC

Up and over door garage number 27.

Tarnwood Park, London, SE9

Total area: Approx. 858.4 sq. feet (79.7 sq metres)



Second Floor

Third Floor



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.
Produced By Planpix



MATERIAL INFORMATION

Tenure: Share of Freehold

Lease: 999 years from 9th May 1990

Remaining years: 963 years

Service charge: £2,187.04 pa, as at year end 30/09/26

Ground Rent: £21.00 pa

Council Tax Band: C - £1,873.51

All purchasers are subject to identity checks. We use a third party company to complete these for us. The charge is £36 inc vat per person which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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