

# Bernard Skinner



- Two bedroom maisonette
- First floor
- No chain
- Own garden

178 Queenscroft Road, Eltham, SE9 5EL

Guide Price £275,000

Offered chain free, this two bedroom first floor maisonette, with own gardens side and rear, is located with the green space of Queenscroft Park adjacent and within half a mile of Eltham High Street and three quarters of a mile of Eltham station and Mottingham station a little further. With two double bedrooms, gas central heating and upvc double glazing, why not take a look.



## Property Description

### ENTRANCE AREA

Radiator, built in cupboard, stairs to:-

### FIRST FLOOR

#### LANDING

Loft access, fitted carpet

#### LOUNGE

14' 3" x 11' 6" (4.34m x 3.51m) Upvc window to front, radiator, wooden fire surround, fitted carpet.

#### KITCHEN

9' 3" x 7' 10" (2.82m x 2.39m) Upvc windows to side and rear, fitted wall and base units, wall mounted boiler, radiator, space for washing machine and free standing cooker, cooker hood.

#### BEDROOM 1

11' 6" x 11' 4" into recess (3.51m x 3.45m) Upvc window to rear, original fire surround, radiator, fitted carpet.

#### BEDROOM 2

11' 11" x 8' 10" (3.63m x 2.69m) Upvc window to front, radiator, fitted carpet.





## BATHROOM

Upvc window to side, white suite comprising panelled bath with shower over, wash basin, wc., vinyl flooring.

## OUTSIDE

The rear garden tapers to the rear and measures 40' including shed space, timber shed, lawned area

Side garden is lawned, with pedestrian gate to front

## MATERIAL INFORMATION

TENURE: Leasehold 125 years from 4/12/89 - 88 years remaining

COUNCIL TAX BAND: C - £1788.12 pa

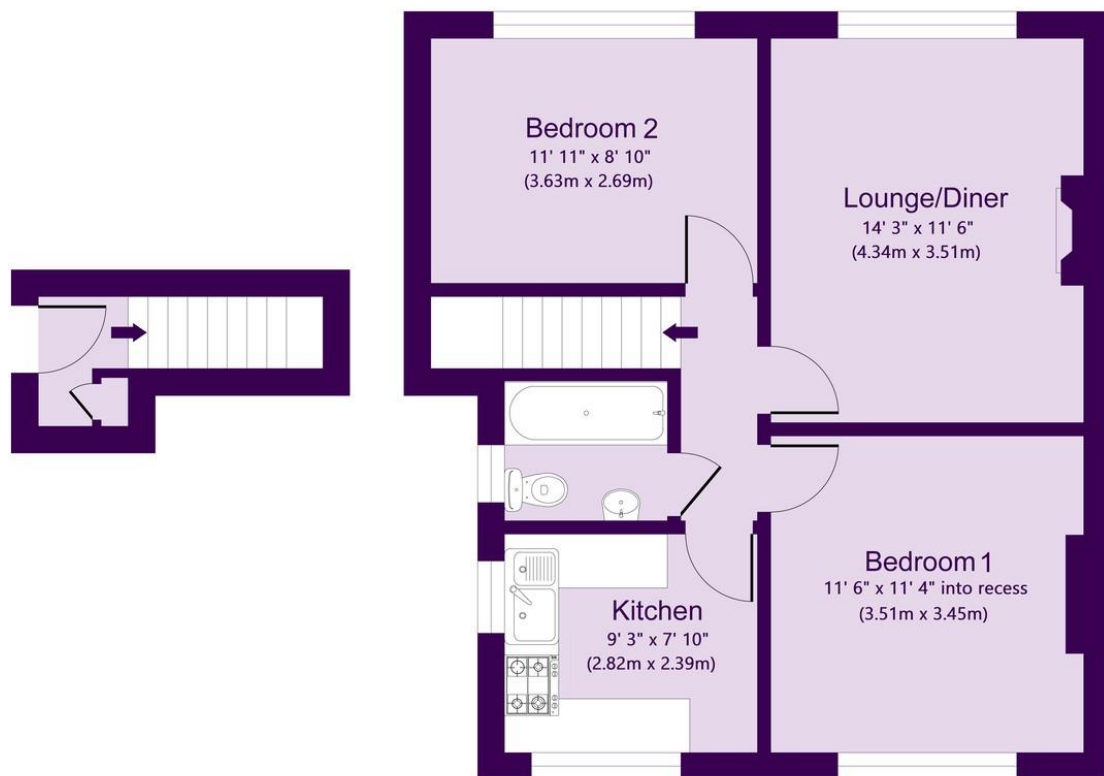
SERVICE CHARGE: £720 pa as at year end 1/4/26

GROUND RENT: Peppercorn

Preliminary detail - awaiting validation

# Queenscroft Road, SE9

Total area: Approx. 596.1 sq. feet (55.3 sq metres)



Ground Floor

First 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	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

22 Well Hall Road  
Eltham  
SE9 6SF

www.bernardskinner.co.uk  
020 8859 3033  
mail@bernardskinner.co.uk

