



What should prove a great opportunity for a first time/investment buyer seeking a ready to let/move in ground floor garden maisonette ideally located within a short stroll of Swanley station. Being chain ready and worthy of your earliest viewing.

£260,000

Hazell Holland



Lila Place
Swanley
Kent
BR8 8JB



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Enclosed Porch

Double glazed entrance door. Double glazed window to front. Carpet.

Entrance Hall

Part glazed opaque entrance door. Laminate wood floor. Radiator. Built-in storage cupboard.

Lounge

15'7 x 11'5 (4.75m x 3.48m)

Double glazed window to front. Laminate wood floor. Double radiator. Built-in storage cupboard.

Kitchen

15' x 7'9 (4.57m x 2.36m)

Double glazed window to rear. Double glazed door door. Tiled floor. One and half single drainer sink unit with mixer tap. Range of wall and base units with built-in oven, hob and extractor fan. Plumbing for wash machine. Tiled splash backs.

Bedroom One

Double glazed window to rear. Carpet. Double radiator. Built-in storage cupboard.

Bedroom Two

10'2 x 7'7 (3.10m x 2.31m)

Double glazed window to front. Carpet. Radiator.

Bathroom

9'8 x 4'9 (2.95m x 1.45m)

Double glazed opaque window to rear. Vinyl Floor. Chrome heated towel rail. Low level w.c. Pedestal hand wash basin. Panel bath with mixer tap. Triton shower over bath with glass shower screen.

Garden

30' x 30' (9.14m x 9.14m)

Paved area. Shingle patio area. Laid to lawn. Shed. Outside tap. Side access.

Garage

En-Bloc

Lease Term

From 25 December 1965 to 24 December 2134

108 Years remaining (To be confirmed by Vendors solicitor and buyers solicitors)

Services Charge & Ground Rent

Service charge is £220.92 per year. (To be confirmed by Vendors solicitor and buyers solicitors)

Ground rent £125.00 per year. (To be confirmed by Vendors solicitor and buyers solicitors)

Building Insurance

Building Insurance £562.37 per year (To be confirmed by Vendors solicitor and buyers solicitors)

Parking Permit

We understand a parking permit can be obtained from the local authority at a cost of £52.00 per year. (To be confirmed by Vendors solicitor and buyers solicitors)



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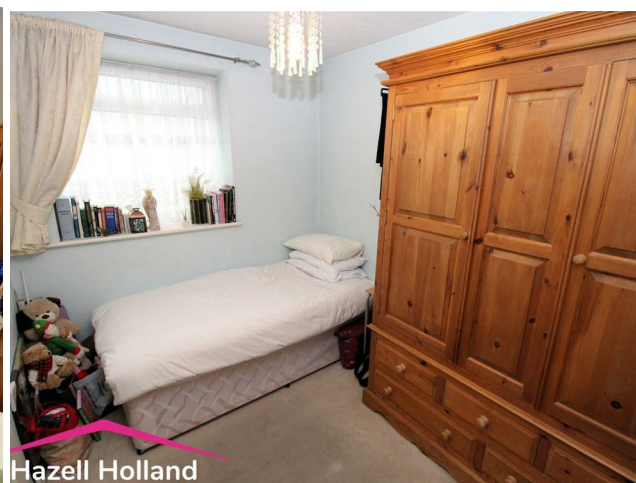
Hazell Holland offer in this desirable area of Lila Place, Swanley, this well-proportioned flat offers an excellent opportunity for first-time buyers and investors alike. Spanning 740 square feet, the property features a spacious 15' lounge that provides a perfect space for relaxation and entertaining. The kitchen, also measuring 15', is functional and ready for your culinary adventures.

This flat comprises two generous double bedrooms, ensuring ample space for rest and personal belongings. The bathroom is well-appointed, catering to the needs of modern living. Additionally, the property benefits from a garage, providing secure parking or extra storage options.

The outdoor space is equally impressive, with a 30' rear garden that offers a private retreat for gardening or outdoor activities. The location is particularly advantageous, being within walking distance to Swanley station, which provides easy access to transport links for commuting. The town centre is nearby, along with essential amenities such as Asda and a new Lidl supermarket set to open soon.



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For those who enjoy the outdoors, Swanley Park is just a short distance away, offering beautiful green spaces for leisure and recreation. Built in 1966, this flat combines classic design with modern living, making it a fantastic choice for anyone looking to establish themselves in this vibrant community. Don't miss the chance to view this property, as it presents a wonderful opportunity in a sought-after location.

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



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TOTAL FLOOR AREA : 743sq.ft. (69.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

