Bernard Skinner







- Well presented one bedroom maisonette
- Sought-after conservation area
- Own 53' garden with direct access
- Handy for amenities

46 Granby Road, Eltham, SE9 1EN

Guide Price £265,000

An excellent opportunity for first-time buyers looking to take their first step onto the property ladder, this attractive one-bedroom ground floor maisonette offers spacious accommodation, its own private entrance and a generous rear garden. Situated on the sought-after Progress conservation area, with its' winding roads and many small greens.

The property is accessed via its own entrance, which opens directly into a spacious lounge measuring approximately 13' 11" x 11' 8", providing a welcoming space to relax and unwind. An inner lobby, offering plenty of useful storage, leads through to a well-sized kitchen.







Property Description

The bedroom measures approximately 11' 8" x 9' 9", offering comfortable accommodation while retaining a cosy and inviting feel.

To the rear, the property benefits from its own private garden, extending to approximately 53ft and enjoying a desirable west-facing aspect. Perfect for making the most of the afternoon and evening sunshine, it provides an ideal outdoor space for relaxing, entertaining or simply enjoying the warmer months.

Conveniently located, the property is just under a mile from Eltham railway station and approximately 0.2 miles from local shops and bus routes, including services towards Woolwich, where further connections can be found via the DLR and Elizabeth line.

LOUNGE
13' 11" x 11' 8" into recess (4.24m x 3.56m) Upvc window to front, laminate flooring, radiator.

KITCHEN
9' 2" x 8' 7" (2.79m x 2.62m) Upvc window to rear, range of fitted white gloss fronted wall and base units, stainless steel sink unit, built in oven, hob and cooker hood, part tiled walls, space for washing machine, meter cupboard.

BEDROOM
11' 8" x 9' 9" (3.56m x 2.97m) Upvc window to front, laminate flooring, radiator.













INNER LOBBY
Upvc part glazed door to garden, storage cupboard, utility space/cupboard with upvc window to side and wall mounted boiler, vinyl flooring, radiator.

BATHROOM
10' 10" x 6' 1" (3.3m x 1.85m) Upvc window to rear, white suite comprising panelled bath with mixer tap and shower over, wash basin with fitted storage, w.c., part tiled walls, vinyl flooring, heated towel rail.

OUTSIDE
West facing, sunny rear garden measures approximately 53ft (16.15m) mainly laid to lawn, with patio area, outside tap.

MATERIAL INFORMATION
Tenure: Leasehold

Lease term: 125 years from 27th November 2020

Years remaining: 119 years

Service charge: £672.48 P.A.

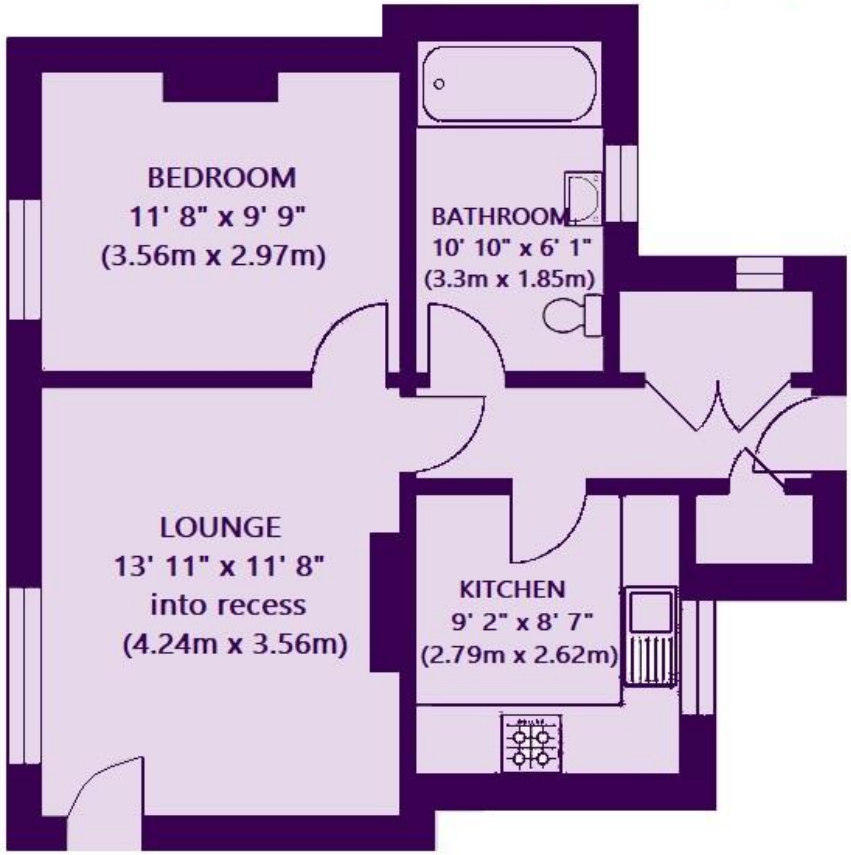
Ground Rent: £250 P.A.

Council Tax Band: C - £1,873.51

Preliminary details - awaiting validation

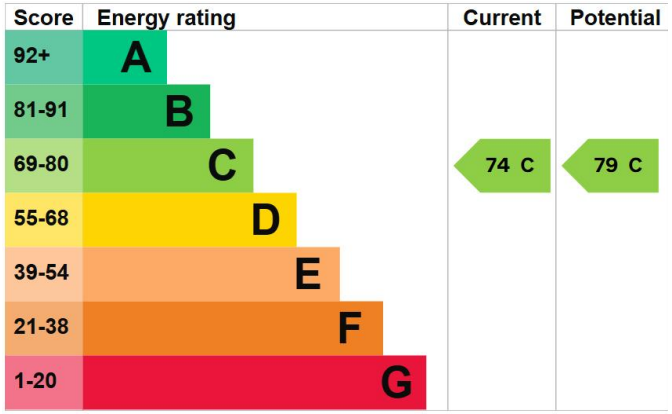
Granby Road, Eltham SE9

Total Area: 520.sq.ft (48.3.sq.m)



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.

All buyers 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.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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