

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Kingsground

SE9 5EZ



**\*\*\* CHAIN FREE SALE \*\*\***

**The ideal property for first time buyers looking to get their foot onto the property ladder, Kingsground is a wonderful two bed ground floor Maisonette set in the heart of SE9.**

*Boasting ample space throughout, the property comprises large reception room, fitted kitchen, two well-proportioned bedrooms and tiled bathroom.*

*The property has recently been refurbished throughout with new carpets, and is a complete blank canvas ready for its new owners to put their own mark on! To the rear is an expansive 53' garden, waiting to be transformed into an outdoor oasis. Off street parking to the front is available solely to new owners of the property, with space for multiple vehicles.*

*This property would be great for families with young children, as it is set within close proximity to Middle Park Primary School, Harris Academy and Eltham Hill School. You are also spoilt with the parks and green space nearby, along with Eltham High Street offering an array of shops, restaurants, leisure facilities and its own cinema complex. The property is conveniently located within easy reach of both Eltham & Mottingham train stations giving access to London Bridge, Cannon Street and Charing Cross making it ideal for commuters.*

**Lease Length 103 Years | Service Charge £740.00 Per Annum | Ground Rent £10.00 Per Annum**



Key Features:

- ❑ Chain Free Sale
- ❑ Two Bed Ground Floor Maisonette
- ❑ Fitted Kitchen
- ❑ Large Reception Room
- ❑ Private Garden To Rear
- ❑ Off Street Parking For Multiple Vehicles
- ❑ Within Easy Reach Of Local Shops, Amenities & Open Green Spaces
- ❑ Excellent Transport Links Including Eltham & Mottingham Mainline Stations & Bus Links
- ❑ Perfect For First Time Buyers
- ❑ Council Tax Band C - Royal Borough Of Greenwich





# Kingsground, SE9

Approximate Gross Internal Area = 600 sq ft / 55.7 sq m



Ground Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.  
By Prime Square Photography / Copyright 2026

**EPC:** C

**COUNCIL TAX BAND:** C

**TENURE:** Leasehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road  
New Eltham  
London  
SE9 2EB