

Bernard Skinner



70A Granby Road, Eltham, SE9 1EN

Guide Price £300,000 - £325,000

- First floor maisonette
- Two bedrooms
- Sunny Westerly 56' garden
- No chain

Offered with no onward chain, this well presented two bedroom, end of block, first floor maisonette, has the benefit of it's own rear garden, long lease and no service charge. With plenty of character and charm, provided by some original features dating back to when the property was built 1914-1918, it is conveniently located for local shops and bus routes within half a mile on Well Hall road, Eltham station is about three quarters of a mile and a variety of highly regarded primary schools all within similar distance. Why not take a look!



Property Description

ENTRANCE HALL

Understairs cupboard, part glazed upvc door to garden, laminate flooring, stairs to first floor.

LANDING

Loft access via retractable ladder, upvc window to rear, fitted carpet, front door to:-

LIVING ROOM

16' 8" x 11' 7" (5.08m x 3.53m) Upvc windows to front and side with shutters, cast iron fire surround with tiled inset and gas coal effect fire, radiator, picture rail, fitted carpet.

KITCHEN

11' 6" x 9' 5" at widest points (3.51m x 2.87m) Upvc window to rear, fitted wall and base units, 1.5 bowl sink unit, space for washing machine, cooker and fridge/freezer.

BEDROOM 1

11' 4" x 9' 10" (3.45m x 3m) Upv window to rear, cast iron fire surround, picture rail, fitted carpet.

BEDROOM 2

10' 9" into recess x 8' 4" (3.28m x 2.54m) Upvc window to front with shutters, radiator, cast iron fire surround, picture rail, fitted carpet.





BATHROOM

8' 8" x 6' 1" (2.64m x 1.85m) Upvc window to rear, white suite comprising panelled bath with mixer tap and hand shower, pedestal wash basin, w.c, radiator, cupboard housing boiler, part tiled walls, laminate flooring.

OUTSIDE

The sunny, Westerly facing rear garden measures approximately 56', established shrubs, apple tree, outside tap.

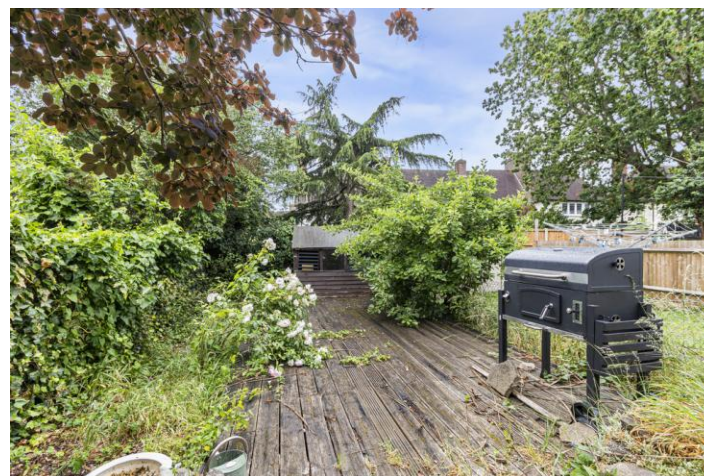


Tenure: leasehold - 999 years from 24/06/1972 - 945 years remaining

Council tax band: C - £1,873.51

Service charge: nil

Ground rent: Peppercorn



Granby Road, London, SE9

Total area: Approx. 578.8 sq. feet (53.7 sq metres)



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	72 C	79 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

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