

# Bernard Skinner



39 Elmbrook Gardens, Eltham, SE9 6TB

Guide Price £300,000-£325,000

- Super first floor maisonette
- Two double bedrooms
- Facing a green
- Stylishly fitted kitchen with appliances

A very well presented two bedroom first floor maisonette in an enviable position overlooking a green. With two double bedrooms and a stylishly fitted kitchen with integrated appliances, there is the benefit of an easy maintenance garden with decking and shed. Situated in very convenient location with Eltham station and highly regarded Gordon primary school about half a mile away and a wide variety of local shops and the tranquil landscaped grounds of the Pleasaunce even closer. This is a super first time or investment purchase ready to move into.



## Property Description

### ENTRANCE HALL

Front door, fitted shoe storage, fitted carpet, stairs to:-

### FIRST FLOOR

### LANDING

Loft access, fitted carpet.

### LOUNGE

14' x 11' 6" into recess (4.27m x 3.51m) Upvc window to front, overlooking the green, wooden fire surround with tiled inset, radiator, laminate flooring.

### KITCHEN

9' 2" x 7' 11" (2.79m x 2.41m) Upvc windows to side and rear, fitted wall and base units, built in oven, hob and cooker hood, built in microwave, integrated washing machine, cupboard housing boiler, fridge/freezer to remain, laminate flooring.

### BEDROOM 1

11' 6" x 11' 4" into recess (3.51m x 3.45m) Upvc window to rear, radiator, laminate flooring.





## BEDROOM 2

11' 9" x 8' 8" (3.58m x 2.64m) Upvc window to front overlooking the green, radiator, fitted carpet.

## BATHROOM

6' 4" x 4' 9" (1.93m x 1.45m) Upvc window to side, white suite comprising panelled bath with shower over, pedestal wash basin, wc., laminate flooring.



## OUTSIDE

The rear garden measures approximately 34', artificial lawn, decked patio to rear with timber shed.

## MATERIAL INFORMATION

Tenure: Leasehold

Length of lease: 125 years from 26.06.1995 - 95 years remaining

Service charge for year end 31.03.2026 - £679 per annum

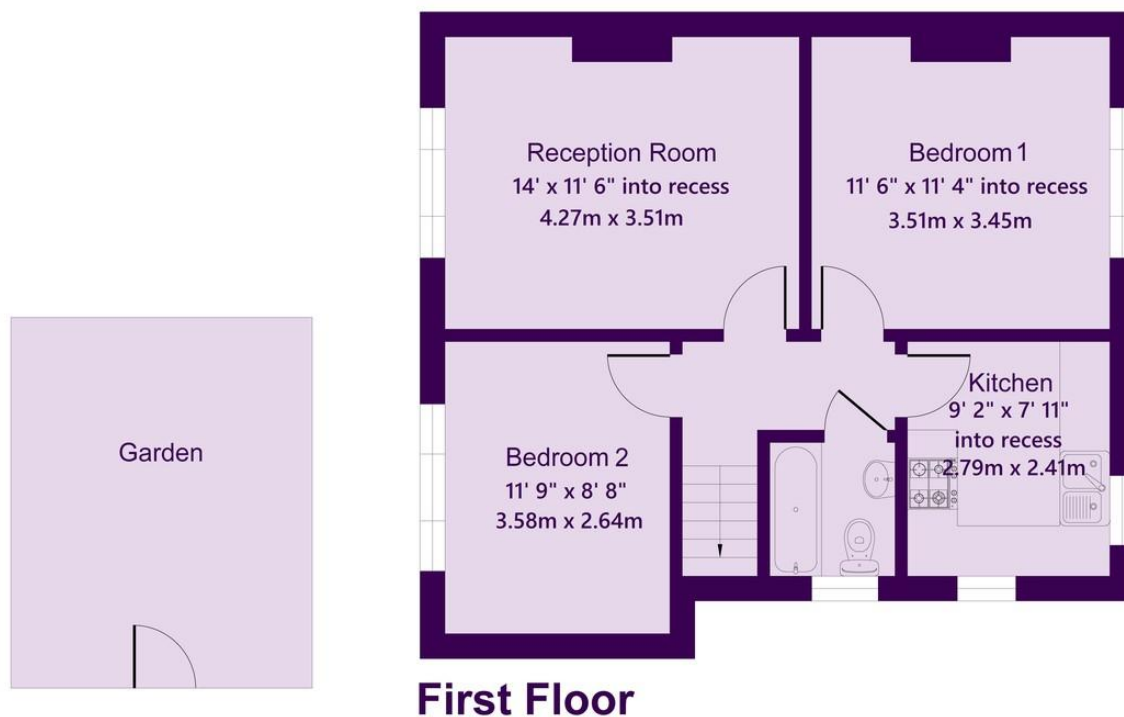
Ground rent: £10 pa

Council tax band:C - £1788.12 pa



# Elmbrook Gardens, SE9

Total area: Approx. 574.9 sq. feet (53.4sq 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	71 C	77 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

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