

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Mayeswood Road

SE12 9SB

FOR SALE  
**COCKBURN**  
020 8859 8590

GROUND  
FLOOR  
FLAT

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

## Cockburn present this wonderful two double bedroom ground floor maisonette ready for its new owners to put their own mark on!

The property offers ample space throughout, comprising entrance hallway, a generously sized reception room basking in natural light, contemporary fitted kitchen, modern shower room, along with two double bedrooms. There is a driveway to the front of the property, with space for one vehicle. The private, well-maintained garden to the rear is the real star of the show, with both patio area and lawned green – the perfect space for outdoor activities, enjoying BBQ's in the summer months or simply relaxing after a long day.

Mayeswood Road is ideally situated within easy reach of a whole host of local amenities, with Grove Park mainline station being just a mere 0.9 mile away – offering frequent trains into the city & beyond. Excellent bus services keep you connected with the local areas also, such as Lewisham, Sidcup, Greenwich and many more. An ideal first time purchase for those looking to get their foot onto the property ladder, contact us today to arrange your viewing!

**Lease Length 89 Years (Extension cost approx £5-10k) Service Charge £800.00 Per Annum - this includes grounds maintenance, repairs, management charges etc (all figures are approx.)**

**\* We are advised that there are works proposed to the building at £25k liability per flat to be added to the service charge over 4/5 years thereby increasing it to £1250 (Currently £800 approx).**



## Key Features:

- ❑ Chain Free Sale
- ❑ Two Bedroom Ground Floor Flat
- ❑ Neutral Decor Throughout
- ❑ Off Street Parking
- ❑ Private Garden
- ❑ Perfect For First Time Buyers
- ❑ 0.9 Mile To Grove Park Station
- ❑ Excellent Bus Links To Local Areas
- ❑ Catchment Area For Superb Local Schools & Nurseries
- ❑ Council Tax B - London Borough Of Lewisham





# Mayeswood Road, SE12

Approximate Gross Internal Area = 654 sq ft / 60.7 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.  
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**EPC:** C

**COUNCIL TAX BAND:** B

**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  
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