



Elmbrook Gardens | Eltham, SE9 6TB



Offers In Excess Of £300,000

Leasehold

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Elmbrook Gardens, Eltham

Offered to the market chain free is this two bedroom ground floor maisonette with larger than average rear garden. Convenient for local shops, bus routes and Eltham mainline station.

Property Features

- 13ft Living Room
- Modern Fitted Kitchen
- White Three Piece Bathroom Suite
- Large Rear Garden
- Double Glazing & Central Heating
- Chain Free



Interior

Entrance Hall: Large storage cupboard and wood style laminate flooring.

Lounge: 4.24m x 3.48m (13'11" x 11'5") Built in storage and bookcase. Wood style laminate flooring.

Kitchen: 2.8m x 2.44m (9'2" x 8') Fitted with a range of wall and base units with complimentary work surfaces. Integrated oven, gash hob and filter hood. Space for appliances. Part tiled walls and tiled flooring.

Bedroom 1: 3.53m x 3.48m (11'7" x 11'5") Built in wardrobes and carpet as fitted.

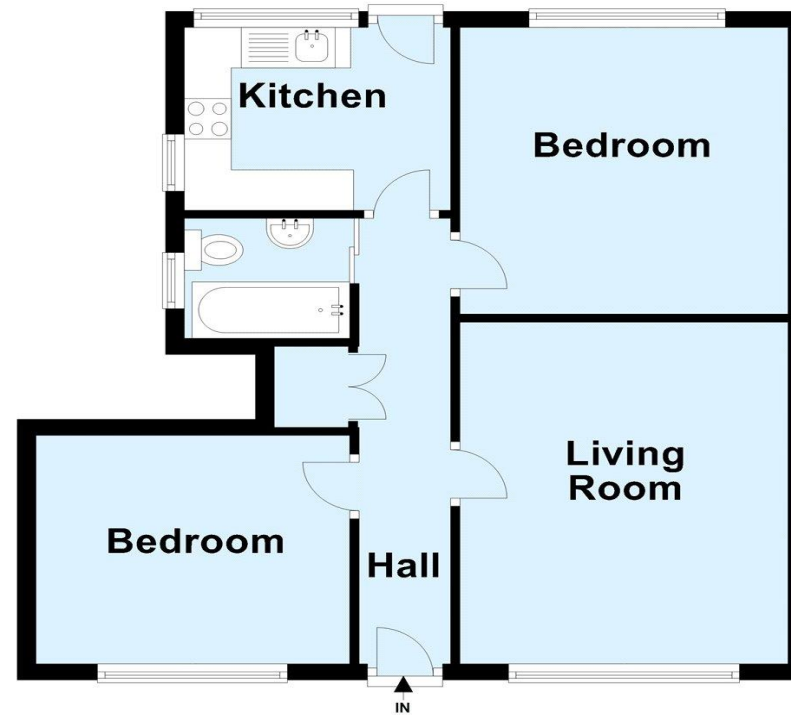
Bedroom 2: 3.35m x 2.72m (11' x 8'11") Carpet as fitted.

Bathroom: Fitted with a white three piece suite comprising of a vanity wash hand basin, low level WC and a panelled bath with shower over. Heated towel rail, tiled walls and flooring.

Exterior

Rear Garden: Situated on a corner plot larger than average mainly laid to lawn with gate to side.

Ground Floor





Property Location

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Leasehold Information

Original Lease: Approx 125 Years From 2001

Unexpired Lease: Approx 106 Years Remaining

Current Ground Rent: £10 Per Annum (maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Service Charge: Approx £29.17 Per Month

Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million having been spent on a High Street revitalisation programme which included a new multi-screen cinema complex and restaurants. There's a mainline train station offering a direct route to London and the magnificent Art Deco Eltham Palace. The Heritage Restaurant & Bar at the Tudor Barn, a modern leisure centre, the Bob Hope Theatre and Well Hall Pleasaunce can all be found in the town.

**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8859 9600

Robinson Jackson
2-4 Court Yard,
Eltham,
London SE9 5PZ

eltham@robinson-jackson.com

