



Middle Park Avenue | Eltham, SE9 5SD



Asking price £300,000. Leasehold

EPC = C

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## Middle Park Avenue, Eltham

A well presented three bedroom ground floor maisonette benefitting an approx. 60ft Rear garden and off street parking. Convenient for local shops, schools, bus routes and Mottingham mainline station.

### Property Features

- Three Bedrooms
- 14ft Lounge
- Fitted Kitchen
- 68ft Rear Garden
- Off Street Parking
- Convenient Location



## Interior

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

**Lounge:** 4.27m x 3.48m (14' x 11'5") Double glazed window to front and wood style laminate flooring.

**Kitchen:** 2.3m x 2.2m (7'7" x 7'3") Fitted with a range of wall and base units with complimentary work surfaces. Integrated oven and hob. Space for appliances, door to rear garden, part tiled walls and tiled flooring.

**Bedroom One:** 3.76m x 3.18m (12'4" x 10'5") Double glazed window to rear, feature fireplace and carpet as fitted.

**Bedroom Two:** 3.5m x 2.8m (11'6" x 9'2") Double glazed window to front and wood style laminate flooring.

**Bedroom Three:** 2.74m x 2.44m (9' x 8') Double glazed window to rear and carpet as fitted.

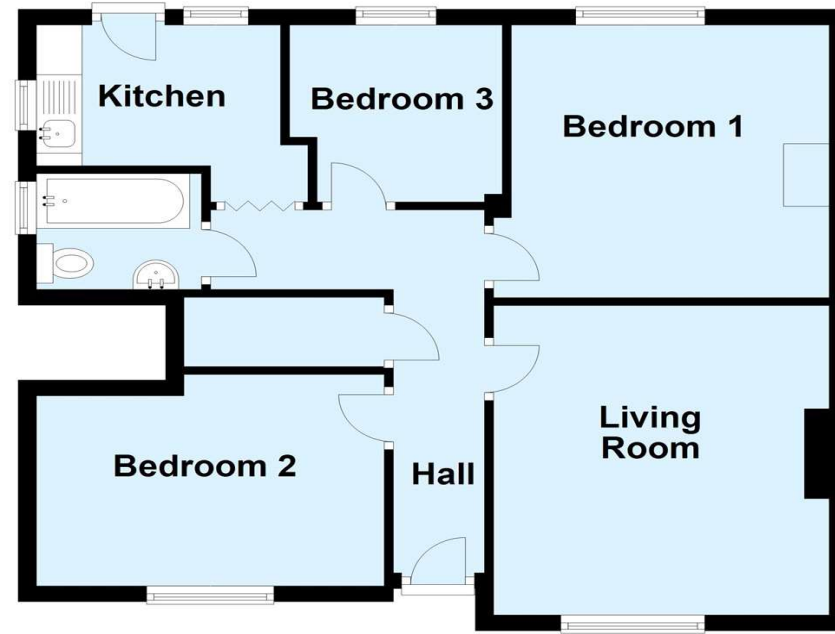
**Bathroom:** Fitted with a white three piece suite comprising a wash hand basin, low level WC and a panelled bath with electric shower over. Part tiled walls and tiled flooring.

## Exterior

**Rear Garden:** 20.73m x 5.49m (68' x 18') Mainly laid to lawn with paved patio area. Shed to rear. Outside tap.

**Off Street Parking:** Driveway to front for two cars.

## Ground Floor



Plan produced using PlanUp.







## Property Location

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## Leasehold Information

Original Lease: 125 Years from June 1989

Unexpired Lease: Approx 90 Years Remaining

Current Ground Rent/Service Charge: Approx £37 per month

The above needs to be verified by your solicitor

## 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 Pleasance can all be found in the town.

Please note a claim has been made on the buildings insurance for damage caused by a tree from a nearby property. More information available upon request.

FOR MORE INFORMATION  
CONTACT US TODAY.

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