



Ferndown Road | Eltham, SE9 5JE



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Guide Price £285,000 - £295,000

Leasehold

EPC = D

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Ferndown Road, Eltham

A well presented, larger than average two bedroom first floor maisonette benefitting from a 15ft modern kitchen/diner, private rear garden and long lease. Convenient for local shops and station.

Property Features

- 14ft Reception Room
- 15ft Modern Kitchen/Diner
- Three Piece Bathroom Suite
- Private Rear Garden
- Long Lease
- Convenient Location



Interior

Entrance Hall: Stairs to first floor and carpet as fitted.

Landing: Access to (not ownership) loft and carpet as fitted.

Reception Room: 4.27m x 3.48m (14' x 11'5") Double glazed window to front and carpet as fitted.

Kitchen/Diner: 4.7m x 2.16m (15'5" x 7'1") Recently refurbished and fitted with a range of modern wall and base units with complimentary work surfaces. Integrated oven, hob and filter hood. Space for appliances, part tiled walls and tiled flooring.

Bedroom 1: 4.55m x 2.77m (14'11" x 9'1") Double glazed window to front, built in wardrobe/storage and carpet as fitted.

Bedroom 2: 3.76m x 3.33m (12'4" x 10'11") Double glazed window to rear and carpet as fitted.

Bathroom: Fitted with a three piece suite comprising a low level wc, pedestal wash hand basin and a tiled sided bath with shower over. Chrome heated towel rail, tiled flooring and tiled walls.

Exterior

Rear Garden: Mainly laid to lawn with paved patio area and shed to remain.

Off Street Parking: Driveway to front (access to not ownership)

Ferndown Road, London, SE9

Approximate Area = 716 sq ft / 66.5 sq m
For identification only - Not to scale





Property Location

Ferndown Road, Eltham, SE9 5JE



Leasehold Information

Original Lease: 125 years from 29/11/1999

Unexpired Lease: Approx 103 years remaining

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

Next Ground Rent Review Date: TBC

Service Charge: Approx £32.42 per month

Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million being spent on a High Street revitalisation programme which include 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.**

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