



Gregory Crescent | Eltham, SE9 5SB



Asking Price £300,000

Leasehold

EPC = C

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## Gregory Crescent, Eltham

Offered to the market CHAIN FREE, is this spacious ground floor maisonette benefitting from private front & rear gardens. Ideally located for shops, schools and public transport.

### Property Features

- 15ft Kitchen/Diner
- 12ft Lounge
- Modern Bathroom Suite
- Double Glazing & Central Heating
- Front & Rear Gardens
- Chain Free





## Interior

**Porch** Part-glazed wooden entrance door. Obscure double glazed window to front. Tiled flooring.

**Entrance Hall** Glazed entrance door. Coved ceiling. Dado rail. Storage cupboard housing electric meter. Wood laminate flooring.

**Kitchen/Diner** 4.75m (15'7") x 2.72m (8'11") x 2.16m (7'1") Double glazed window to side and two double glazed windows to rear. Wall mounted boiler. Range of wall and base units with quartz work surfaces over. Single bowl sink unit with mixer tap and tiled splash-back. Integrated electric oven and hob with extractor fan. Integrated washing machine, dish-washer, fridge and freezer. Radiator. Wood laminate flooring.

**Living Room** 3.73m x 3.3m (12'3" x 10'10") Double glazed sliding door to rear garden. Coved ceiling. Radiator. Wood laminate flooring.

**Bedroom** 4.24m (13'11") x 2.62m (8'7") to wardrobes Double glazed window to front. Coved ceiling. Fitted wardrobes. Radiator. Wood laminate flooring.

**Bedroom** 3.48m x 2.8m x 2.34m (11'5" x 9'2" x 7'8") Double glazed window to front. Coved ceiling. Radiator. Wood flooring.

**Bathroom** Obscure double glazed window to side. Bathroom suite comprising of bath with shower over, inset wash basin with storage under and low-level WC. Part tiled walls. Heated towel rail. Tiled flooring.

## Exterior

**Front Garden** Secluded front garden surrounded by established hedges. Lawn. Crazy paving.

**Rear Garden** Shared side access, outside tap, paved seating areas to front and rear separated by large shingled area.

## Ground Floor

Approx. 63.6 sq. metres (684.2 sq. feet)



Total area: approx. 63.6 sq. metres (684.2 sq. feet)

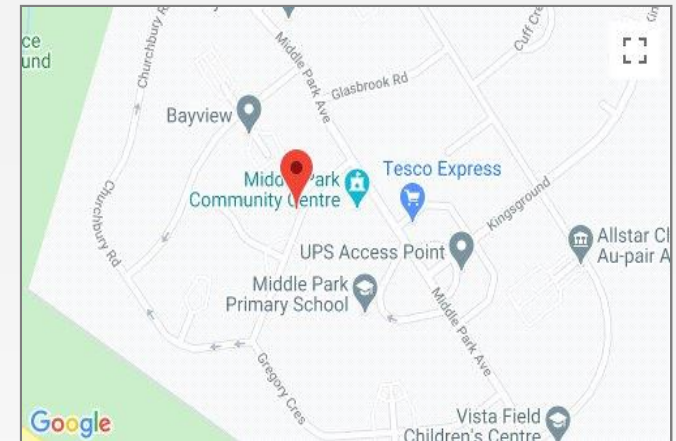






## Property Location

Gregory Crescent, Eltham, SE9 5SB



## Leasehold Information

Original Lease: 125 years from 1988

Unexpired Lease: 92 years remaining

Current Ground Rent: Peppercorn (maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Service Charge: Approx £31.67 Per Month

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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