



Gavestone Road | Lee, London, SE12 9BH



Guide Price £300,000 - £325,000

Leasehold

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## Gavestone Road, Lee

Well presented and spacious two bedroom maisonette with private garden located in a quiet residential street. This excellent starter home briefly comprises double glazed porch to own front door, large reception with space for dining, kitchen with direct access to rear garden with patio and lawn measuring approximately 60ft, two double bedrooms and a family bathroom with white suite and shower over bath. NO ONWARD CHAIN.

### Property Features

- Two bedroom maisonette
- Ground floor
- Double glazed and gas central heating
- Private rear garden
- Close to local amenities, schools and parks
- Walking distance to transport links
- Total floor area: 65m<sup>2</sup>= 700ft<sup>2</sup> (guidance only)



## Interior

**ENTRANCE HALL:** Entrance door, built in storage cupboard, laminate floor, radiator, access to all rooms.

**RECEPTION ROOM:** 4.19m x 3.43m (13'9" x 11'3") Double glazed window to front, laminate floor, covings, radiator.

**KITCHEN:** 3.22m x 2.37m (10'7" x 7'9") Double glazed door to rear, range of wall and base units, integrated electric oven and gas hob with extractor hood over, stainless steel sink unit with mixer tap, plumbed for washing machine, wall mounted boiler, tiled splash back and fully tiled floor.

**BEDROOM 1:** 3.48m x 3.43m (11'5" x 11'3") Double glazed window to rear, fully fitted carpet, radiator.

**BEDROOM 2:** 3.35m x 2.79m (11' x 9'2") Double glazed window to front, fully fitted carpet, radiator.

**BATHROOM:** Double glazed frosted window to side, panel enclosed bath with shower over, low level w.c., wash hand basin, tiled walls and laminate floor, radiator.

## Exterior

**GARDEN:** Paved patio area, mainly laid to lawn, garden shed, side gate.

## Leasehold Information

Length of Lease: 125 Years from 27th Feb 1989\*

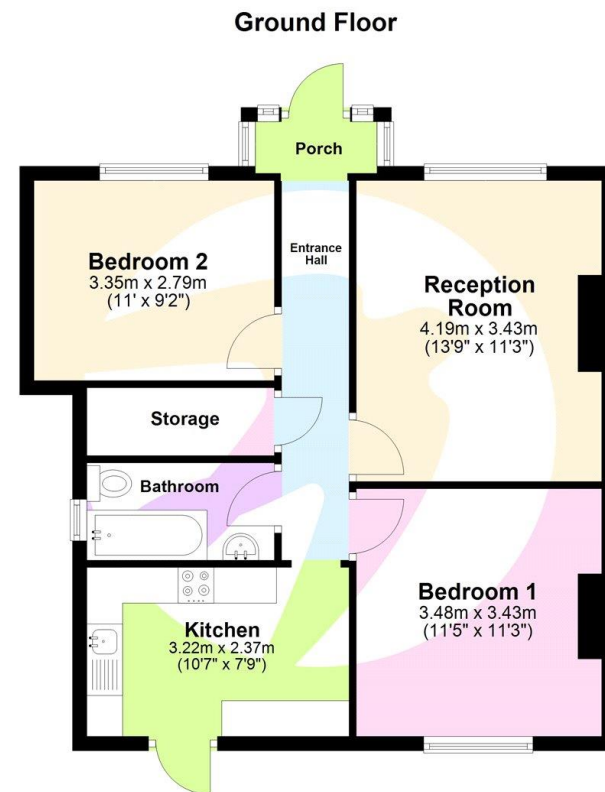
Time remaining on lease: Approx. 89 Years\*

Service Charge: £700 per year\*

Ground Rent: £10 per year\*

Ground Rent Review Period: TBC\*

(\*to be verified by Vendors Solicitor)



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





## Property Location

Gavestone Road, Lee, London, SE12 9BH



## Location

Horn Park is one of Greenwich's Green Flag Award-winning sites. It's an attractive park with splendid views of Eltham and Grove Park. The park, which has many trees, is a mixture of amenity and conservation grassland. Towards the top end of the park you can find an outdoor gym, children's playground, a skate park and a floodlit multi-use games area.

Trains from Lee reach London Bridge in 13 minutes, and in a mere 10 minutes from Hither Green, with easy access to towns such as Sidcup, Gravesend and Dartford in the opposite direction. Nearby Lewisham also offers access to the DLR.

## Additional Information

Local Authority: Royal Borough of Greenwich / Council Tax: Band B (£1,493.61 pa) / EPC Rating: C

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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