



Bexley Road | London, SE9 2PP



Guide Price £290,000 - £300,000

Leasehold

EPC = C

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## Bexley Road, London

A well presented two bedroom first floor maisonette with private rear garden, off street parking and private garage. Convenient for local shops, bus routes, Avery Hill Park and Falconwood station.

### Property Features

- 16ft Living Room
- Fitted Kitchen
- Modern Shower Room
- Private Rear Garden
- Private Garage
- Convenient Location



## Interior

### Entrance Porch:

**Entrance Hall:** Carpet as fitted and stairs to first floor.

**Landing:** Access to loft and carpet as fitted.

**Living Room:** 4.90m x 3.94m (16'1" x 12'11")  
Double glazed full length window to front and carpet as fitted.

**Kitchen:** 2.99m x 2.39m (9'10" x 7'10") Fitted with a range of wall and base units with complimentary work surfaces. Space for appliances, large larder cupboards, part tiled walls and vinyl flooring.

**Bedroom 1:** 3.94m x 3.54m (12'11" x 11'7")  
Double glazed window to rear and carpet as fitted.

**Bedroom 2:** 3.74m x 3.06m (12'3" x 10') Built in wardrobe, double glazed window to front and carpet as fitted.

**Shower Room:** Fitted with a two piece suite comprising a pedestal wash hand basin and walk in shower cubicle. Part tiled walls and vinyl flooring.

**Separate WC:** Fitted with a low level WC. Vinyl flooring.

## First Floor





## Property Location

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## Exterior

**Private Rear Garden:** Mainly laid to lawn with flower and shrub borders.

**Off Street Parking:** Space in front of garage.

**Garage:** Power and lighting.

## Leasehold Information

Original Lease: 136 Years From 30th December 2010

Unexpired Lease: 125 years Remaining

Current Ground Rent: None (maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Service Charge: None

**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8859 9600

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

eltham@robinson-jackson.com

