



Bexley Road | London, SE9 2PJ



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Guide price £300,000-£325,000

Leasehold

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## Bexley Road, London

This exceptionally well presented three bedroom split level maisonette is not one to be missed! Situated conveniently for the station and Avery Hill Park.

### Property Features

- Three bedrooms
- Modern bathroom
- Private balcony
- Close to Falconwood station
- Long lease
- Complete forward chain





## Interior

**Entrance Hall** Door to front, engineered wood flooring, understairs storage cupboard, radiator, stairs to first floor, double doors to lounge

**Lounge** 5.26m x 3.73m (17'3" x 12'3") Double glazed door to rear, double glazed door to private balcony, radiator, engineered wood flooring, open aspect to kitchen

**Balcony** 5.49m x 2.51m (18' x 8'3") Decked

**Kitchen** 4.01m x 2.64m (13'2" x 8'8") Double glazed window to front, range of white gloss wall and base units with Quartz work surfaces above, sink and drainer unit with mixer tap, built in double oven, gas hob & extractor, integrated washing machine and dishwasher, Quartz breakfast bar, engineered wood flooring

**Landing** Glass balustrades, carpet

**Bedroom 1** 3.84m x 2.64m (12'7" x 8'8") Double glazed window to front, radiator, carpet

**Bedroom 2** 3.78m x 2.57m (12'5" x 8'5") Double glazed window to rear, radiator, carpet

**Bedroom 3** 3.23m x 2.5m (10'7" x 8'2") Double glazed window to rear, radiator, carpet

**Bathroom** Double glazed obscured window to front, freestanding bath with mixer tap and shower attachment, vanity wash hand basin with storage below, low level wc, recessed storage alcoves, spotlights, tiled floor, part tiled walls







## Property Location

Bexley Road, London, SE9 2PJ



## Additional Information

The vendor advised us of the following:

Unexpired lease term: 120 years (approx)

Service charge: TBC

Ground rent: £93.00 pa

- Council Tax: C
- EPC Rating: C

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million recently been spent on a High Street revitalisation programme, including a new cinema and sky bar complex.

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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