



Milford Close | Upper Abbey Wood, London, SE2 0DT

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Asking Price £300,000 Leasehold

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## Milford Close, Upper Abbey Wood

A must view is this well presented first floor maisonette with a long lease, located in a quiet cul-de-sac in Upper Abbey Wood, just a moment's walk from Bedonwell Junior School. With the added benefit of off-street parking, a larger than average garden and a garage this property is ideal for any first-time buyer.

### Property Features

- Two bedrooms
- First floor
- Private driveway
- Garage
- 50' x 30' (approx) Garden





## Interior

**Entrance Hall** Composite door to front, double glazed window to side, carpet, stairs to first floor

**Landing** Double glazed window to side, storage cupboards, wood laminate flooring, access to loft

**Lounge** 4.3m x 2.97m (14'1" x 9'9") Double glazed window to front, radiator, wood laminate flooring

**Kitchen** 3.05m x 2.18m (10' x 7'2") Double glazed windows to rear and side, range of wall and base units with work surfaces above, composite sink with mixer tap, integrated oven, induction hob, integrated washing machine, under counter fridge, under counter freezer, dishwasher, wood laminate flooring, part tiled walls, inset spotlights

**Bedroom 1** 4.11m x 2.97m (13'6" x 9'9") Double glazed window to rear, radiator, carpet

**Bedroom 2** 3.2m x 2.34m (10'6" x 7'8") Double glazed window to front, radiator, cupboard housing combi boiler, carpet

**Bathroom** Double glazed frosted window to side, panelled bath with mixer tap, shower attachment and glass screen, vanity wash hand basin, concealed cistern wc, part tiled walls, spotlights



## Exterior

**Garden** Approx 50' x 30'. Entered via side gate to side of property, mainly laid to lawn

**Garage** Up and over door, parking in front of garage

## Leasehold Information

Time remaining on lease: Approx. 129 years and 2 months

Ground Rent: £100 Per Annum

Service Charge: N/A

Ground Rent Review Date: TBC

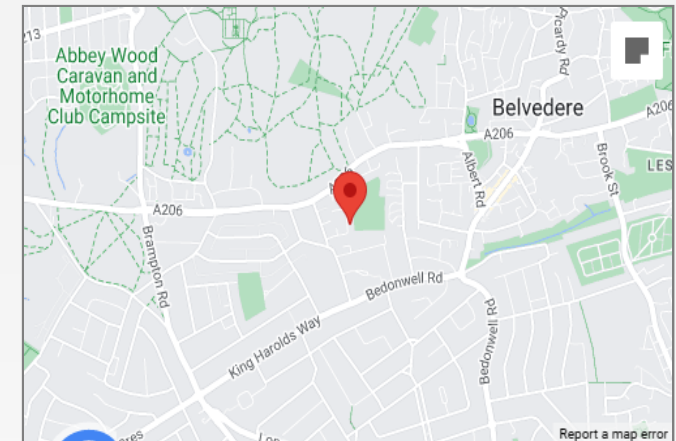






## Property Location

Milford Close, Upper Abbey Wood, London, SE2 0DT



## Additional Information

Abbey Wood, named after the ancient woodlands that surround the remains of the Lesnes Abbey founded in 1178 has an abundance of open space with Bostall Heath and Lesnes Abbey being the most popular along with miles of Green Chain Walks.

The commencement of the Crossrail project (in 2013) has resulted in a dramatic increase in demand for properties in this area.

- Council Tax: C
- EPC Rating: E

FOR MORE INFORMATION  
CONTACT US TODAY.

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