



Elmbrook Gardens | London, SE9 6TB

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Guide Price £300k to £325k

Leasehold

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## Elmbrook Gardens, London

Do not delay in viewing this gem of a property situated across from a quiet green and a stone's throw from Eltham station, this recently renovated first floor maisonette is offered to the market with no forward chain,

### Property Features

- CHAIN FREE
- Two double bedrooms
- Substantial garden
- Long lease
- Immaculate condition
- Close to station



## Interior

**Entrance Hall** Entrance door, storage cupboard, carpet, stairs to first floor

**Lounge** 4.17m x 3.45m (13'8" x 11'4") Double glazed window to front, radiator, feature fireplace, laminate flooring

**Kitchen** 2.8m x 2.46m (9'2" x 8'1") Double glazed window to side, range of wall and base units with work surfaces, electric oven and hob, plumbing for washing machine, space for fridge/freezer, one and a half bowl sink unit, wall mounted boiler, tiled floor

**Landing** Carpet, access to loft

**Bedroom 1** 3.43m x 3.43m (11'3" x 11'3") Double glazed window to rear, radiator, carpet

**Bedroom 2** 3.25m x 2.67m (10'8" x 8'9") Double glazed window to front, radiator, built in wardrobe, carpet

**Bathroom** Double glazed obscured window to side, panelled bath with mixer tap and shower above, wall mounted wash hand basin, low level wc, tiled walls and floor, radiator, extractor fan

**Garden** Paved patio, mainly laid to lawn

## Exterior

### Leasehold Information

Time remaining on lease: Approx. 101 years

Ground Rent: £10.00 pa

Service Charge: £586.80 pa

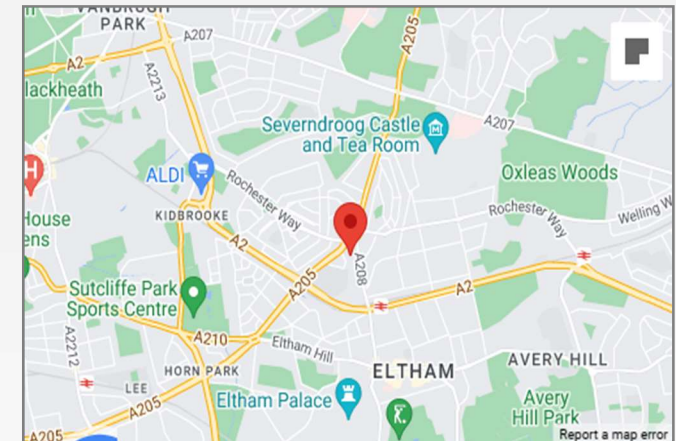
Ground Rent Review Date: TBC





## Property Location

Elmbrook Gardens, London, SE9 6TB



## Additional Information

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.

- Council Tax: C
- EPC Rating: To be confirmed

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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