

Kingsground | London, SE9 5EU



Guide Price £300k to £325k

Leasehold



### Kingsground, London

Robinson Jackson are delighted to present this two bedroom first floor maisonette. The property benefits from a large rear garden, off street parking and is conveniently located for both Eltham and Mottingham mainline stations.

## **Property Features**

- First floor maisonette
- Two bedrooms
- Off street parking
- Large rear garden
- Convenient for stations
- Long lease









#### Interior

**Entrance Hall** Door to side, stairs to first floor, radiator, stripped floorboards

**Lounge** 4.34m x 3.48m (14'3" x 11'5") Double glazed window to front, radiator, feature fireplace, dado rail, laminate wood flooring

**Kitchen** 2.8m x 2.34m (9'2" x 7'8") Double glazed windows to rear and side, wall and base units, stainless steel sink and drainer unit, integrated oven and hob, extractor, plumbing for washing machine and dishwasher, part tiled walls, cupboard housing boiler, vinyl flooring

**Bedroom 1** 3.43m x 3.43m (11'3" x 11'3") Double glazed window to rear, radiator, Victorian style fireplace, stripped floorboards

**Bedroom 2** 3.56m x 2.8m (11'8" x 9'2") Double glazed window to front, radiator, laminate wood flooring

**Bathroom** Double glazed window to side, low level wc, wash hand basin, panelled bath with mixer tap and shower attachment, part tiled walls, tiled floor, towel radiator



#### Exterior

Garden Mainly laid to lawn, outhouse with power
Parking Off street parking to front

#### Leasehold Information

Time remaining on lease: Approx. 102 years Ground Rent: £10 Per Annum Service Charge: £496 Per Annum Ground Rent Review Date: TBC







#### **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: C

#### **Property Location**

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# FOR MORE INFORMATION CONTACT US TODAY.

020 8859 9600 Robinson Jackson 2-4 Court Yard, Eltham, London SE9 5PZ eltham@robinson-jackson.com

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