



Tarnwood Park | London, SE9 5PE



Guide Price £375k to £400k

Leasehold

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## Tarnwood Park, London

Robinson Jackson are delighted to bring to the market this well presented three bedroom modern split level maisonette in the highly sought after Tarnwood Park benefiting from garage, bathroom and en-suite as well as being convenient for both Mottingham and Eltham mainline stations.

### Property Features

- Three bedrooms
- Ground floor split level
- Integral garage
- Long lease
- Bathroom & en-suite
- Convenient for Eltham and Mottingham stations





## Interior

**Entrance Hall** UPVC part obscured double glazed entrance door, large storage cupboard housing combi boiler, laminate wood flooring, part glazed door to lounge

**Lounge/diner** 6.1m x 4.55m (20' x 14'11") Double glazed windows to rear, two radiators, wood laminate flooring, coving, laminate wood flooring, stairs to first floor

**Kitchen** 3.05m x 2.62m (10' x 8'7") Double glazed windows to front and side, range of wall and base units with work surfaces above, tiled splashback, one and a half bowl stainless steel sink unit with mixer tap, integrated oven, gas hob, stainless steel extractor hood, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, tiled floor

**Landing** Laminate wood flooring

**Bedroom 1** 3.94m x 3m (12'11" x 9'10") Double glazed window to front, radiator, built in wardrobes, laminate wood flooring, door to en-suite

**En-suite shower room** Double glazed obscured window to front, shower cubicle, vanity wash hand basin with storage below, concealed cistern wc, heated towel rail, shaver point, Bluetooth LED heated mirror, part tiled walls, laminate tiled floor

**Bedroom 2** 4.22m x 2.67m (13'10" x 8'9") Double glazed window to rear, radiator, laminate wood flooring

**Bedroom 3** 2.77m x 1.83m (9'1" x 6') Double glazed window to rear, radiator, laminate wood flooring

**Bathroom** Vanity wash hand basin with storage below, concealed cistern wc, panelled bath with shower above and folding glass screen, heated towel rail, shaver point, Bluetooth LED heated mirror, part tiled walls, laminate tiled floor

## Exterior

**Garden** Communal gardens

**Garage** Integral with up and over door

## Leasehold Information

Time remaining on lease: Approx. 900 years

Ground Rent: Not Available

Service Charge: £1,560 Per Annum Including ground rent

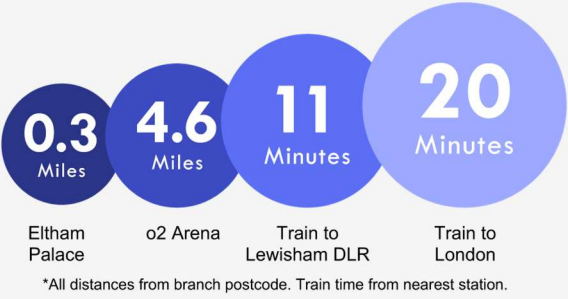
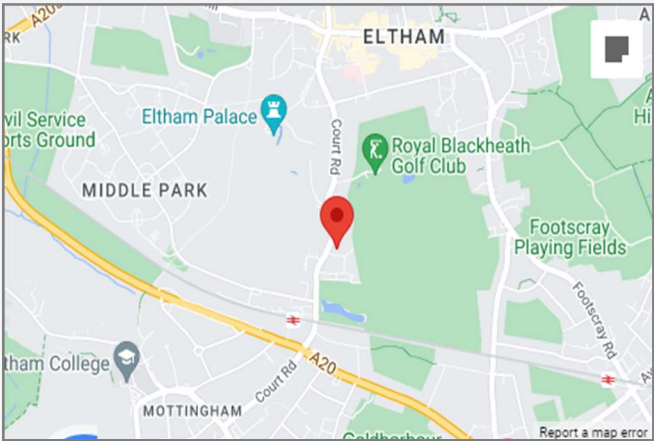






## Property Location

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## 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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