

# **Gregory Crescent** London SE9 5RZ

Leasehold









Council Tax: C EPC Rating: C Robinson Jackson are pleased to present this spacious two bedroom ground floor maisonette boasting a large private garden to rear and off street parking to front.

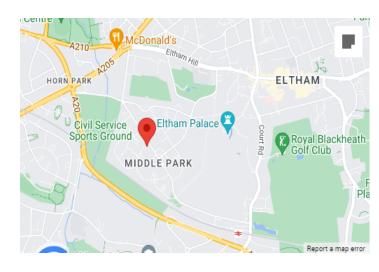
- Two bedrooms
- Chain free

- Ground floor
- Off street parking

- Private rear garden
- Long lease









# **Interior**

Entrance Hall UPVC double glazed door to front, radiator, tiled floor

Cloakroom Low level wc, vanity wash hand basin

**Lounge** 4.45m x 3.48m (14'7" x 11'5") Double glazed window to front, radiator, wood laminate flooring

**Kitchen** 2.77m x 2.7m (9'1" x 8'10") Double glazed door to rear, double glazed window to side, wall and base units, stainless steel sink unit with mixer tap, integrated oven, gas hob, plumbing for washing machine

**Bedroom 1** 3.56m x 3.5m (11'8" x 11'6") Double glazed window to rear, radiator, wood laminate flooring

**Bedroom 2** 3.35m x 2.67m (11' x 8'9") Double glazed window to front, radiator, exposed floorboards

**Bathroom** Double glazed window to rear, panelled bath wth shower attachment, wall mounted wash hand basin, low level wc. tiled floor

#### Exterior

Garden Patio area, shed, wooden outhouse housing sauna

Parking Off street parking to front

## **Leasehold Information**

Time remaining on lease: Approx. 120 years

Ground Rent: £10 Per Annum

Service Charge: £470 Per Annum approx

### **Additional Information**

Mottingham is an ideal location to live in if you have a real appreciation of nature and green spaces. The area is surrounded by woodlands and parks that create a beautiful setting. The area has plenty of good transport links that connect you to other parts of London, you will also find plenty of amenities locally.

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