



Dahlia Road | London, SE2 0SX

 2  1  1 Asking Price £300,000 Leasehold

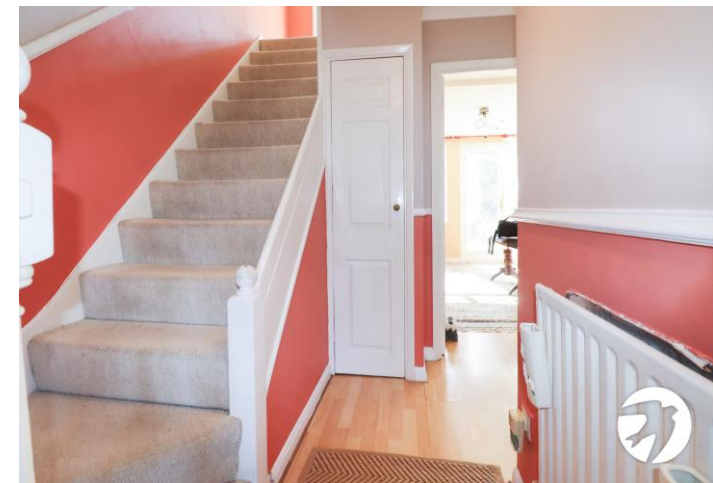
**ROBINSON-JACKSON**  
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## Dahlia Road, London

Introducing this spacious split level maisonette benefiting from two double bedrooms and a private garden. Ideal for commuters, being within 0.6 miles of Abbey Wood train station.

### Property Features

- Two double bedrooms
- Gardens to front and rear
- Close to station
- 99 Year lease
- Forward chain complete
- Viewing advised



## Interior

**Entrance Porch** Door to front

**Entrance Hall** Door to front, radiator, laminate flooring, stairs to first floor

**Lounge** 4.4m x 4.34m (14'5" x 14'3") Double glazed window to rear, double glazed door to garden, radiator, fireplace, laminate flooring

**Kitchen** 3.1m x 2.7m (10'2" x 8'10") Double glazed window to front, range of wall and base units, integrated oven, induction hob, extractor, sink with mixer tap, space for fridge and freezer, plumbing for washing machine, laminate flooring

**Landing** Carpet

**Bedroom 1** 4m x 2.92m (13'1" x 9'7") Double glazed window to front, radiator, carpet

**Bedroom 2** 4.42m x 2.5m (14'6" x 8'2") Double glazed window to rear, radiator, carpet

**Bathroom** Double glazed window to front, pedestal wash hand basin, low level wc, panelled bath, radiator, part tiled walls, laminate flooring

## Exterior

**Rear Garden** Patio area, lawn area, shed

**Front Garden** Fenced, gate, shrub borders

## Leasehold Information

Time remaining on lease: Approx. 99 years

Ground Rent: £10 Per Annum

Service Charge: £900 Per Annum

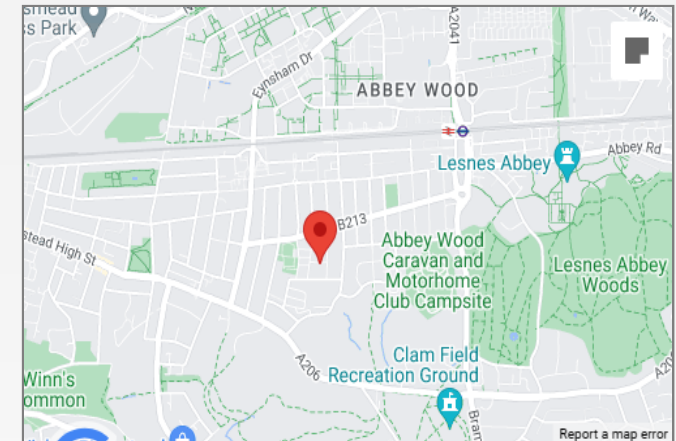
Ground Rent Review Date: TBC





## Property Location

Dahlia Road, London, SE2 0SX



\*All distances from Abbey Wood Mainline station.

## 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 Crossrail project has resulted in a dramatic increase in demand for properties in this area.

- Council Tax: B
- EPC Rating: D

FOR MORE INFORMATION  
CONTACT US TODAY.

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