



Elmbrook Gardens | London, SE9 6TB



Guide Price £300k to £325k

Leashold

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## Elmbrook Gardens, London

Ready to put your stamp on, is this two bedroom ground floor maisonette with private garden to rear. Ideally positioned for local shops, bus routes and Eltham mainline station.

### Property Features

- Council Tax: C
- EPC Rating: To be confirmed
- Ground floor
- Two bedrooms
- Private garden
- Good location
- Updating required





## Interior

**Entrance Hall** Door to front, radiator, built in cupboard

**Lounge** 4.3m x 3.58m (14'1" x 11'9") Double glazed window to front, radiator, gas fire

**Kitchen** 2.95m x 2.46m (9'8" x 8'1") Double glazed window to rear, double glazed window to rear, wall and base units, stainless steel sink unit, space for cooker

**Bedroom 1** 3.56m x 3.38m (11'8" x 11'1") Double glazed window to rear, radiator

**Bedroom 2** 3.3m x 2.74m (10'10" x 9') Double glazed window to front, radiator

**Shower Room** Double glazed window to side, large shower cubicle, vanity wash hand basin, low level wc, tiled walls

## Exterior

**Garden** Mainly laid to lawn



## To be advised Information

Time remaining on lease: TBC

Ground Rent: TBC

Service Charge: TBC

Ground Rent Review Date: TBC

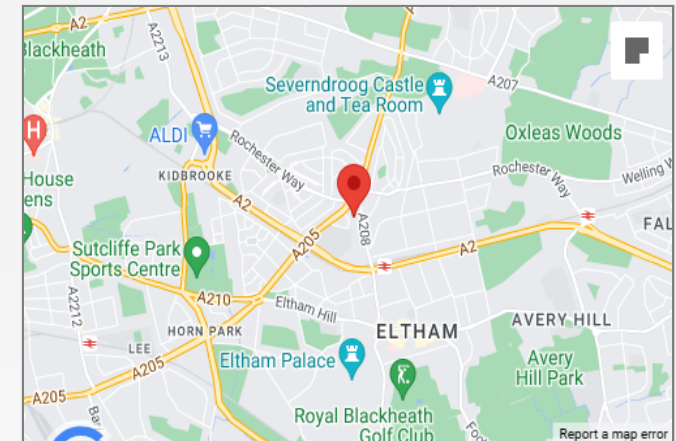






## Property Location

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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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