

Bernard Skinner



212 Greenvale Road, Eltham Park, SE9 1PQ

Guide Price £325,000 - £350,000

- Spacious purpose built maisonette
- No onward chain
- New carpets
- Garage to rear

A rare opportunity to purchase a purpose built maisonette in a very popular road at sought-after Eltham Park with access to acres of park and ancient woodland. A detached building comprising two properties, the sizeable first floor maisonette has two double bedrooms and light and airy accommodation throughout. With its own entrance and stairs leading to the property, it has the benefit of a garden and garage to the rear. Situated within a few hundred yards of a selection of local shops at Westmount Road and with Eltham station around three quarters of a mile, this is a super first time purchase or possible downsize in a very desirable area. Chain free.

New 125 year lease (opportunity to acquire a share of the freehold in the future) Service charge: TBC Ground rent: Peppercorn



Property Description

ENTRANCE HALL

Upvc window to side, meter cupboard, stairs to first floor.

LANDING

Access to loft space, airing cupboard, fitted carpet, all rooms lead off the landing.

LIVING ROOM

15' 10" x 12' 0" (4.83m x 3.66m) Upvc picture window overlooking the garden, radiator, fitted carpet.

KITCHEN

11' 11" x 9' 0" (3.63m x 2.74m) Upvc window to rear, fitted wall and base units, 1.5 bowl sink unit, cupboard housing boiler, free standing cooker and fridge/freezer to remain, space for washing machine, radiator, built in cupboard, tiled floor.



BEDROOM 1

12' 7" x 11' 5" (3.84m x 3.48m) Upvc window to front, radiator, built in wardrobe, fitted carpet.

BEDROOM 2

11' 3" x 8' 3" (3.43m x 2.51m) Upvc window to front, radiator, built in wardrobe, fitted carpet.



BATHROOM

7' 2" x 5' 3" (2.18m x 1.6m) Upvc window to side, white suite comprising panelled bath with large and small shower heads over, pedestal wash basin, wc., heated towel rail, tiled floor.



OUTSIDE

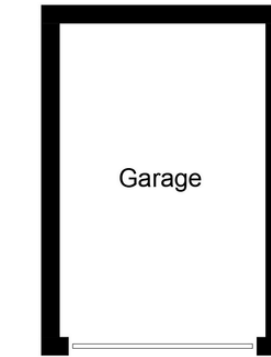
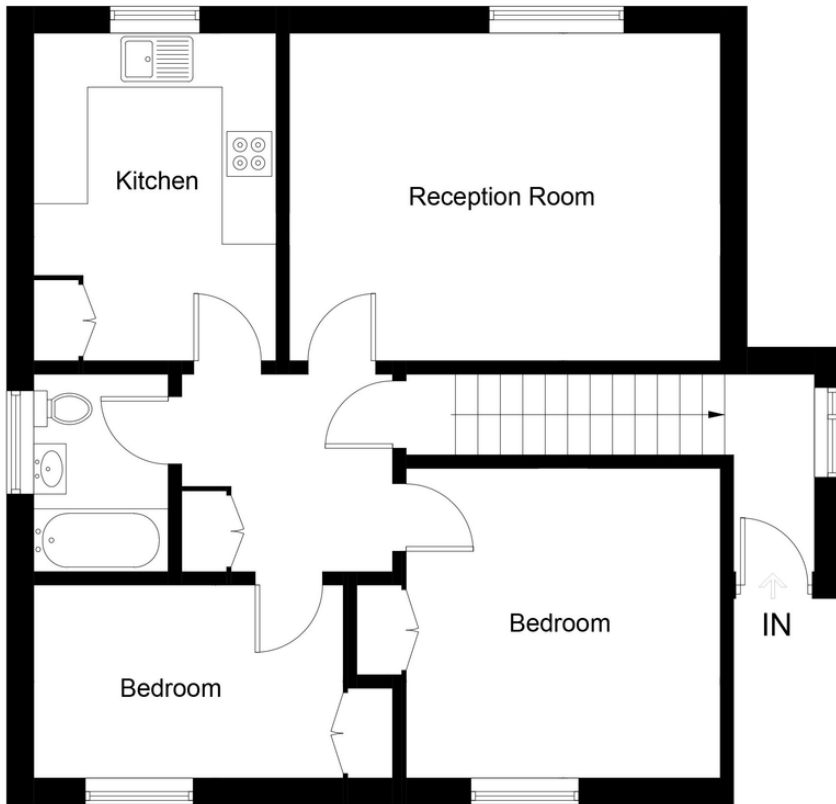
The rear garden with Southerly aspect, measures approximately 29' x 20' (8.84m x 6.1m) , lawned area, outside tap, shared gated sideway,

Garage 17' x 8' 7" (5.18m x 2.62m) to rear with new roof, up and over door and windows.



Greenvale Road, London, SE9

Approximate Gross Internal Area = 76.5 sq m / 823 sq ft
(Including Garage)



(Not Shown In Actual Location / Orientation)

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix on behalf of Bernard Skinner (ID749792)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 c
55-68	D	61 d	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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