

Bernard Skinner



63a Granby Road, Eltham, SE9 1EH

Guide Price £300,000 - £325,000

- First floor maisonette
- Popular conservation area
- Two bedrooms
- Own 50' garden

This well presented two bedroom, end of block, first floor maisonette on the sought-after Progress conservation area, has a 50' well stocked and tended rear garden and is offered with no onward chain. Ideal first time purchase, the property has a very long lease and no service charge. Situated within half a mile of a range of shops on Well Hall Road and bus routes, Eltham station is around three quarters of a mile. With some original features this property, we feel, has plenty of charm and character, take a look!



Property Description

SHARED ENTRANCE HALL

Shared with other first floor maisonette, fitted carpet, part glazed door to gardens, understairs cupboard, stairs to first floor

SHARED LANDING

Shared with other first floor maisonette, fitted carpet personal front door to:-

LIVING ROOM

16' 3" x 11' 8" into recess (4.95m x 3.56m) Upvc Georgian style window to front, radiator, picture rail, laminate flooring.

KITCHEN

9' 3" x 9' 2" (2.82m x 2.79m) Upvc Georgian style window to rear, fitted wall and base units, work surfaces, built in oven and hob with stainless steel splashback and cooker hood, space for washing machine, integrated fridge freezer, stainless steel sink unit, radiator, laminate flooring, through to lobby area:-



BEDROOM 1

10' 9" x 9' 9" (3.28m x 2.97m) Upvc Georgian style window to rear, radiator, picture rail, fitted carpet

BEDROOM 2

10' 9" into recess x 8' 3" (3.28m x 2.51m) Upvc Georgian style window to front, radiator, picture rail, fitted carpet



INNER LOBBY

Doors to shower room and built in cupboard.

SHOWER ROOM

Upvc windows to side and rear, white suite comprising shower unit, wash basin and w.c, part tiled walls, wall mounted boiler, heated towel rail, vinyl flooring

OUTSIDE

A well maintained and stocked rear garden measuring approximately 50', mainly laid to lawn with mature shrub and tree borders, raised decked area to rear, timber shed, paved patio, outside tap.



Leasehold: 999 years from 24/6/1972
949 years remaining

No service charge except for buildings insurance

Ground rent: Peppercorn

Council tax band C - £1,520.08 pa



Granby Road

Approximate Gross Internal Area = 53.9 sq m / 580 sq ft



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 (ID902961)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	63 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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