



Charminster Road, SE9 4BT

Guide Price £225,000 - £250,000

COCKBURN
ESTATE AND LETTINGS AGENTS



Charminster Road, SE9 4BT

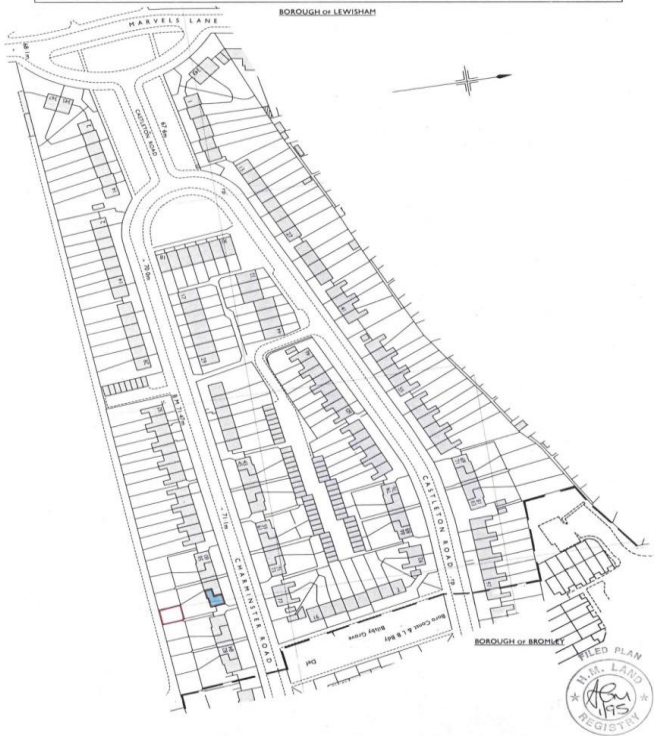
***** GUIDE PRICE £225,000 - £250,000 *****

Cockburn are delighted to bring to the market this top floor maisonette CHAIN FREE in need of some cosmetic improvements. Comprising large reception room, double bedroom, fitted kitchen and family bathroom. To the rear of the property there is a huge private garden with side access from the flat. Close by you have excellent transport links keeping you well connected with London, Eltham and Bromley.

Lease Length 91 Years | Service Charge £990.36 Per Annum | Ground Rent £10.00 Per Annum



H.M. LAND REGISTRY			TITLE NUMBER	
			TGL 105792	
ORDNANCE SURVEY	COUNTY	SHEET	NATIONAL GRID	SECTION
PLAN REFERENCE	GREATER LONDON		TQ 4171	H
Scale: 1/1250			© Crown copyright 1982	



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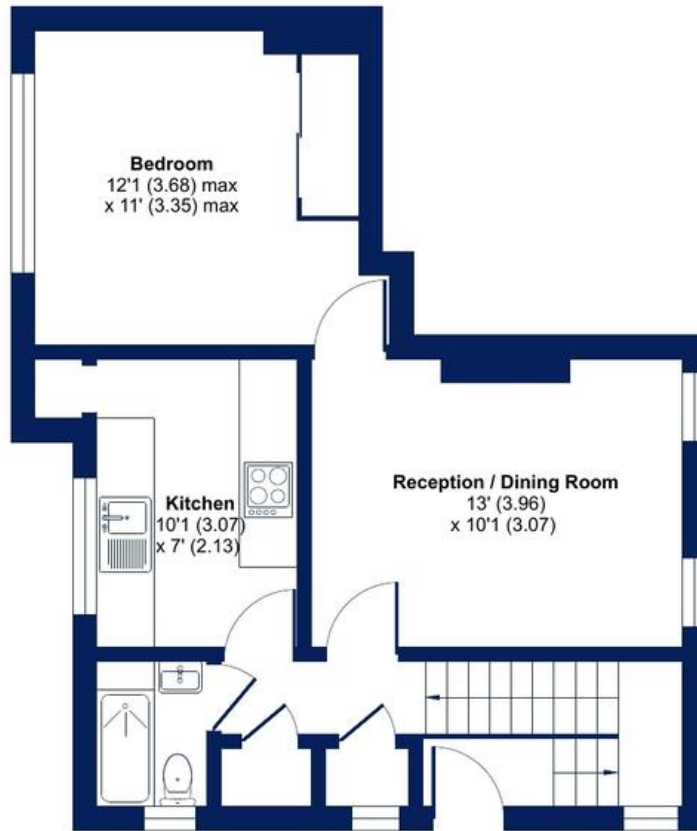
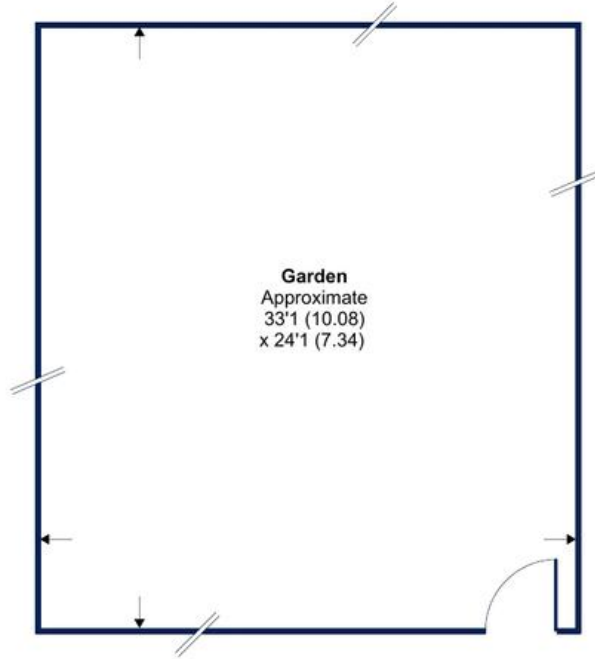
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	63 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60

Charminster Road, London, SE9

Approximate Area = 459 sq ft / 43 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Cockburn Estates Agents. REF: 916791

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COCKBURN
ESTATE AND LETTINGS AGENTS

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.