



Lyme Farm Road, Lee, SE12 8JE

£ LEASEHOLD

A two bedroom maisonette, occupying the first and top floors, with private ground floor entrance, part of a small purpose-built block on the popular Courtlands Estate. The large first floor reception room has wood flooring with continues seamlessly through glazed double doors to the dining room with arch to kitchen. The two double bedrooms and bathroom are on the top (second) floor. The property is vacant and freshly decorated, brilliant white throughout.

Lyme Farm Road runs east off Weigall Road, this property is half way along on the southside. A little further down is Courtlands Avenue which connects to the A20 Eltham Road. Kidbrooke and Lee stations are both approximately ½ a mile away, Hither Green and Blackheath Village a mile.

THE ACCOMMODATION COMPRISES : Entrance Hall ● Reception Room ● Kitchen ● Dining Room ●  
● ● Two Bedrooms ● Bathroom ● Double Glazed ● Gas Central Heating ● No Chain ●

The accommodation comprises

**GROUND FLOOR**

**Hall:** Meter cupboards and stairs to...

**FIRST FLOOR**

**Landing:** Glazed door to...

**Reception Room :** Wood floor, windows to front, stairs to top floor, glazed double doors to...

**Dining Room :** South-facing bay window, wood floor, arch to...

**Kitchen :** Fitted with a basic range of units, inset stainless steel sink, gas hob, electric oven built-under, wall mounted gas boiler, windows to rear.

**SECOND FLOOR**

**Landing :** Doors to the two bedrooms and bathroom

**Bedroom 1 :** A large double bedroom with windows to the front and deep built-in wardrobes.

**Bedroom 2 :** A good size second bedroom with south-facing windows.

**Bathroom:** Fitted with a white suite comprising; bath, W.C. and basin. Window to rear

**PRICE:** £  
**LEASE TERM:** 84 Years unexpired (149years from 25/03/1959)  
**SERVICE CHARGE:** There is no service charge, the maisonettes maintain and insure their own parts of the block.  
**GROUND RENT:** £150p.a.  
**VIEWING:** Strictly by appointment through  
**COMBER & COMPANY - 020 8318 9666**

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.



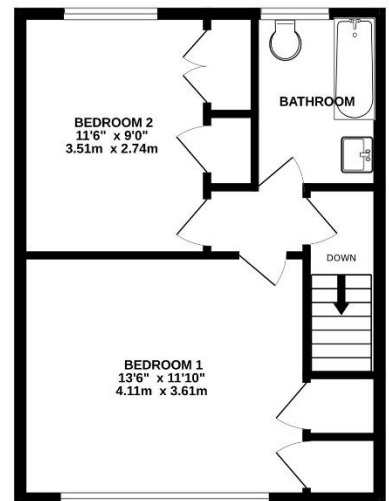
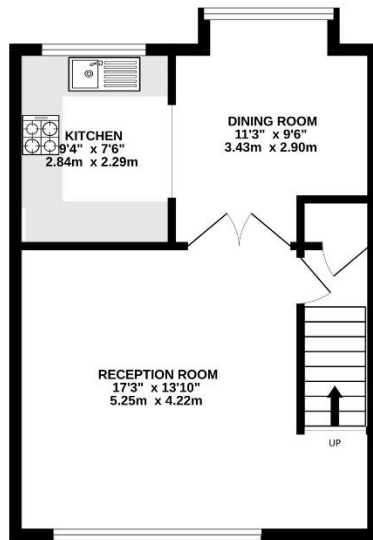
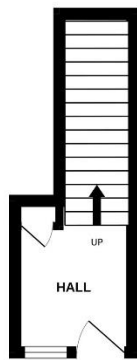




GROUND FLOOR  
73 sq.m. (8.5 sq.m.) approx.

1ST FLOOR  
416 sq.m. (38.7 sq.m.) approx.

2ND FLOOR  
407 sq.m. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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