



Guide Price £360,000

Parkview Road, London, SE9 3QR

Christopher Russell
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Guide Price £360,000 to £380,000.

Spacious and versatile three bedroom first floor purpose built maisonette with its own rear garden presented in good decorative condition situated in an extremely popular and convenient location a short walk to New Eltham Train Station and High Street.

Sidcup and Chislehurst High Streets are also accessible and there are several schools including St Olaves Preparatory Independent School and Wyborne Primary School situated all close by which all have good Ofsted Results.

This impressive property with its own private front door under a canopied porch comprises; hall with stairs to the spacious landing, lounge with a modern electric fireplace, kitchen, three bedrooms, two double bedrooms and a third that is currently used as an office from home and a bathroom.

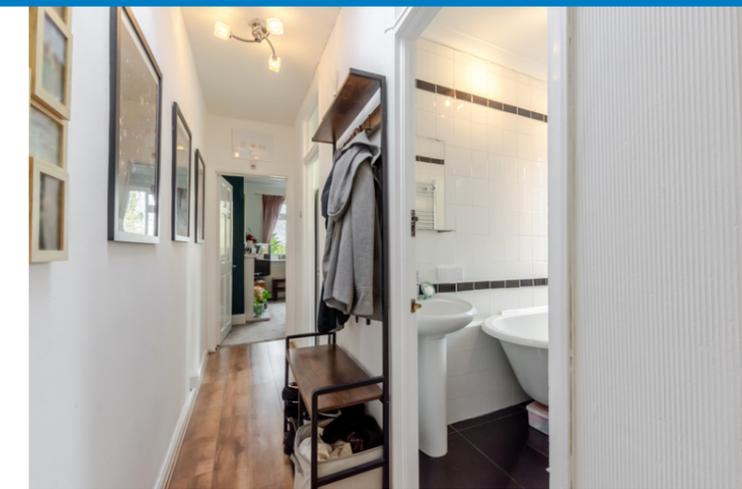
There is a large loft that is ideal for storage or with the freeholders and local authorities permission could be converted.

Modernised the property features double glazing, gas central heating, modern fitted kitchen, modern bathroom suite, fitted wardrobes to the main bedroom and its own larger than average private fenced rear garden which extends to approximately 60ft.

Lease: Expires 23/6/2114 (89 years unexpired)

Agents Note: We understand that the freehold of the property and the one below is available to purchase at a price of £12,000. In principle, the owner of the property below has said that they would be open to discussing potentially purchasing their share, meaning a share of freehold for this property would cost £6,000.

We understand there is no service charge.



Christopher Russell
PROPERTY SERVICES

TOTAL FLOOR AREA : 692 sq.ft. (64.3 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 is given as to their operability or efficiency can be given.
Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			