



£280,000 Leasehold



Milford Close, Upper Abbey Wood,
London



PROPERTY DESCRIPTION

RE/MAX SELECT are delighted to offer for sale this well-presented ground-floor maisonette situated close to schools, Nuxley Village's amenities, and transportation links including Abbey Wood Station. This spacious property comprises 2 bedrooms, living room, fitted kitchen, and family bathroom.

Further benefits include double glazing, gas central heating, garage en-bloc, 25ft (approx) private rear garden, and close proximity to Lesnes Abbey Woods.

Total Internal Area approx: 520.99 sq ft (50.26 sq m). EPC Rating C69

FEATURES

- Ground floor maisonette
- 2 bedrooms
- Living room
- Fitted kitchen
- Family bathroom
- Garage en-bloc
- 25ft x 20ft (approx) rear garden
- Double glazing & gas central heating





ROOM DESCRIPTIONS

GROUND FLOOR

Entrance Hall

Laminate flooring, ceiling coving, radiator, 3 large storage cupboards, uPVC double glazed door.

Living Room

4.26m x 3.03m (14' 0" x 9' 11") Laminate flooring, ceiling coving, radiator, double glazed window.

Kitchen

3.07m x 2.14m (10' 1" x 7' 0") Laminate tiled flooring; range of wood wall and base units with marble-effect worktops and tiled splashback; stainless steel sink and drainer unit; extractor hood, wall-mounted combination boiler; space and connections for gas cooker; space and connections for fridge/freezer; space and connections for washing machine; double glazed window, uPVC double glazed door.

Bedroom

4.20m x 3.03m (13' 9" x 9' 11") Carpeted, ceiling coving, radiator, fitted wardrobes, double glazed window.

Bedroom

3.28m x 2.06m (10' 9" x 6' 9") Laminate flooring, ceiling coving, radiator, double glazed window.

Bathroom

1.70m x 1.50m (5' 7" x 4' 11") Tiled flooring, tiled walls; bath with mixer tap and thermostatic shower over; vanity unit with wash-hand basin; w/c, heated towel-rail, extractor fan, double glazed window.

EXTERNAL

Front Garden

Lawn; mature flowerbeds and bushes.

Rear Garden

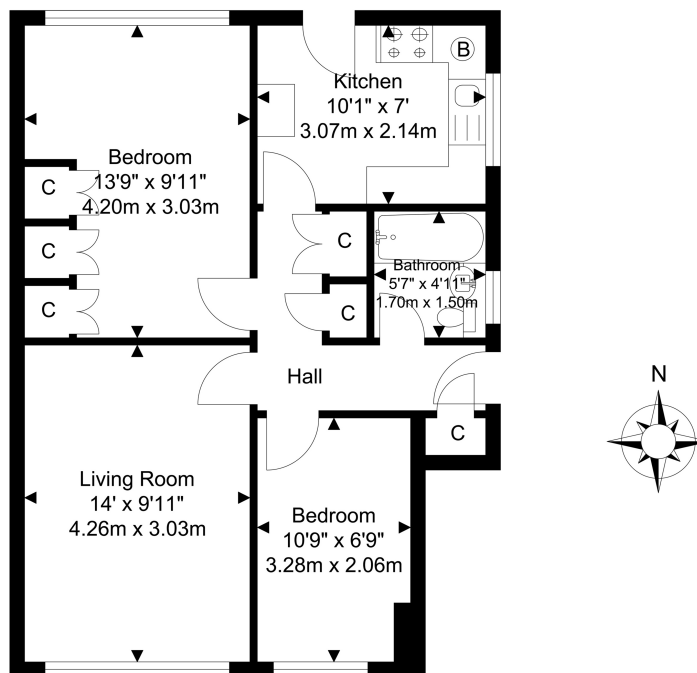
Approximately 25ft x 20ft; patio, decked area, outdoor tap; side access.

Information:

- 1.6 miles (approx) to Bexleyheath Station (direct to 5 London Terminal stations)
- 1.4 miles (approx) to Abbey Wood Station with Crossrail / Elizabeth Line & Thameslink
- Easy access to A2 / M25
- 1.9 miles (approx) to Crook Log Leisure Centre & Swimming Pool
- 2.1 miles (approx) to Danson Park & Lake
- 1.1 miles to Broadway Shopping Centre
- Lease: 81 years remaining
- Ground Rent: £100.00 per annum
- Council Tax: Band C

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

FLOORPLAN



Ground Floor
Approximate Floor Area
540.99 SQ.FT.
(50.26 SQ.M.)

TOTAL APPROX FLOOR AREA 540.99 SQ. FT / 50.26 SQ. M
For Identification Purposes Only.