



**Guide Price £360,000**  
**Kimbolton Close, London, SE12 0JH**

**Christopher  
Russell**  
PROPERTY SERVICES



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**Christopher Russell Property Services**

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Guide Price £360,000 to £370,000

Very spacious three bedroom split level maisonette situated under half a mile from Lee Train Station.

Offered with no onward chain, this well presented first and second floor purpose built maisonette offers larger than average accommodation and comprises; entrance hall, cloakroom, spacious fitted kitchen, large lounge/diner on the ground floor with three bedrooms and a bathroom on the first floor.

Features include a good sized balcony off the lounge./diner overlooking the rear aspect, double glazing, central heating and the vendor is offering an extended lease on completion.

The property is located just 0.2 miles to St Winifreds Primary School and has an array of local shops, local pubs and restaurants and parks within walking distance.

Viewings are highly recommended.

Ground Rent £10.00 Per Annum

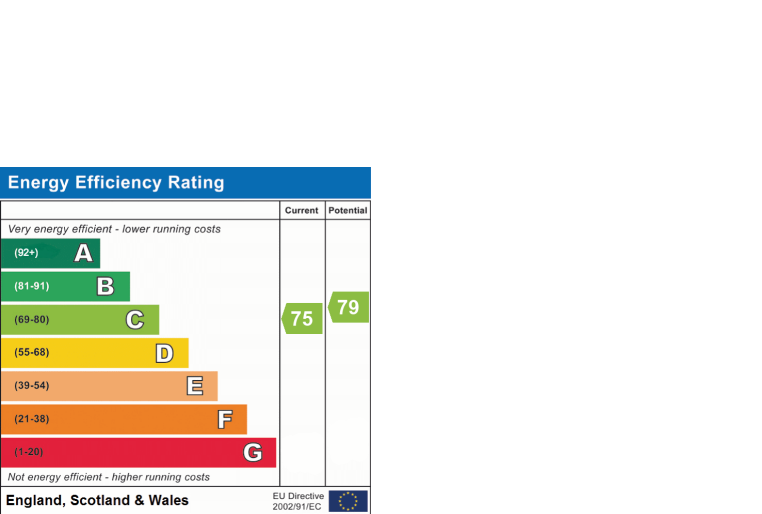
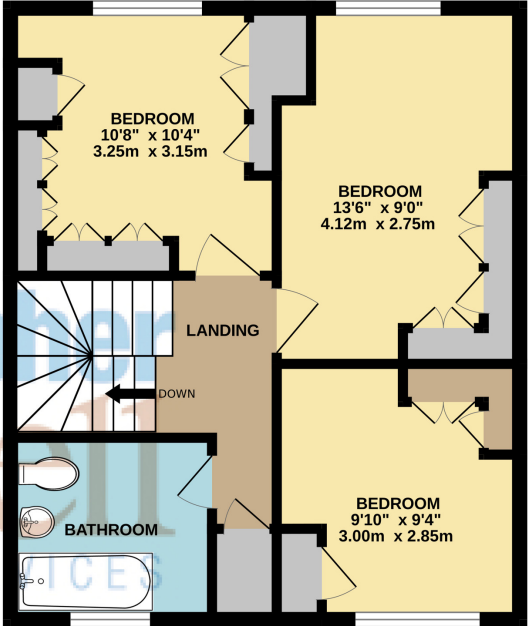
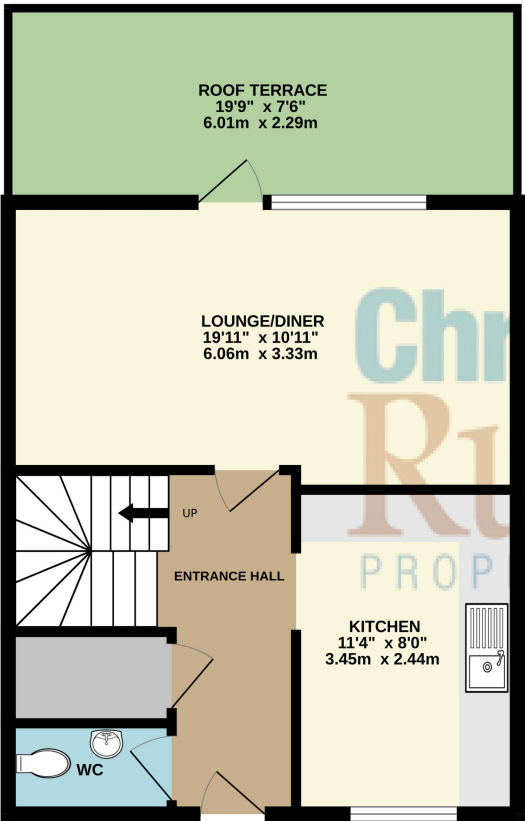
Service Charge £1000.00 Per Annum

Lease- Extended on Completion. Final Details to be confirmed.



FIRST FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

SECOND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.8 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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