

Guide Price £325,000

Restons Crescent, London, SE9 2HZ

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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Guide Price £325,000 to £350,000.

Open Days -Saturday 11th May - 10am to 12pm Strictly By Appointment Only.

Three bedroom house in need of complete modernisation and redecoration. Situated in a convenient location a short distance to New Eltham Train Station.

The accommodation comprises; entrance hall, lounge, kitchen/diner, side store area with cloakroom/ w.c on the ground floor with three generous sized bedrooms and a family bathroom on the first floor.

The property does require complete modernisation and any sale price agreed will be the final sale price.

The rear garden is very overgrown and is sold as seen.

Council Tax Band D - Royal Borough Of Greenwich

EPC RATING TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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