



Offers Over £360,000
Southwood Road, London, SE9 3QH

**Christopher
Russell**
PROPERTY SERVICES



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Christopher Russell Property Services

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A larger than average ground floor two double bedroom purpose built maisonette with its own rear garden, parking for at least two cars and garage situated within a few minutes walk of New Eltham train station with its excellent rail service to London and New Eltham's shopping facilities.

Offered for sale with no onward chain, long lease which we understand is in excess of 900 years and a share of the freehold interest.

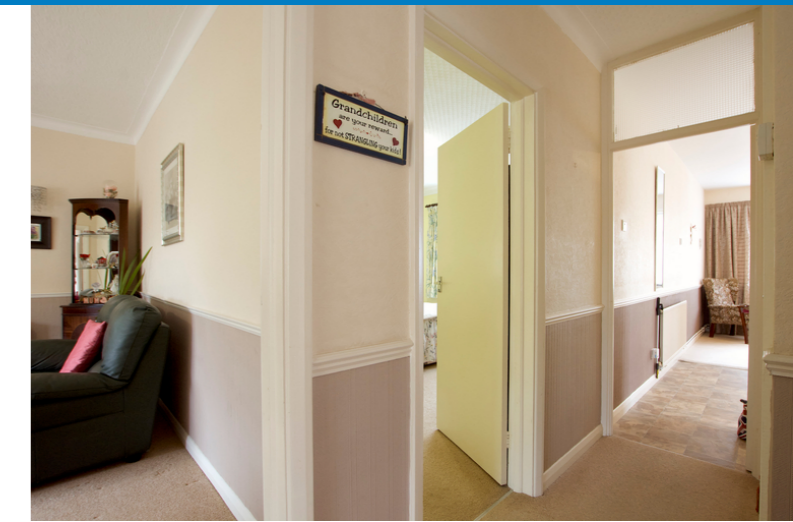
The property is presented in good decorative condition and has been modernised to feature double glazing, gas central heating, modern fitted kitchen, recently modernised bathroom which has been installed with a walk in bath.

The accommodation comprises; own front door, entrance hall, lounge overlooking rear garden, spacious open planned kitchen/diner, two double bedrooms and a bathroom.

There is off street parking at the front, shared driveway at the side that leads to a single garage with a new remote controlled roller door accessing the garage that has a light.

There is the maisonettes own fenced rear garden that features a patio and lawn.

Council Tax Band D.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			