



£300,000
McLeod Road, London, SE2 0BS

Christopher
Russell
PROPERTY SERVICES



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

Significantly larger than average two double bedroom purpose built split level maisonette that has been recently modernised and decorated to a very good standard.

Situated only 0.6 miles from Abbey Wood Train Station this beautifully presented property is an ideal first time or buy to let investment purchase.

Presented in excellent decorative condition the accommodation over two floors has 80 sq.m of floor space that comprises; hall, cloakroom/WC, lounge/diner and fitted kitchen. There are two double bedrooms, the main bedroom has a large walk in wardrobe and an en suite shower room. In addition there is a separate bathroom.

Modernised and finished to an exceptionally high standard the property features a modern fitted kitchen with a range of integrated appliances, modern luxuriously fitted bathroom and en suite.

Lease: Approximately 123 years.

Service Charge: Approximately £112 per month.

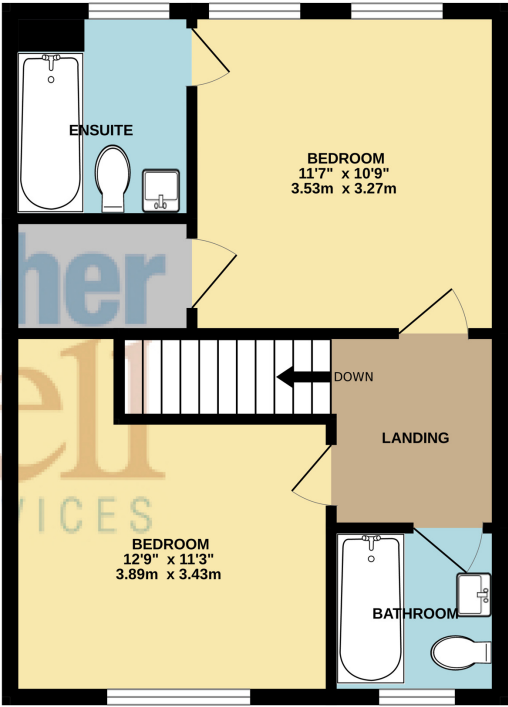
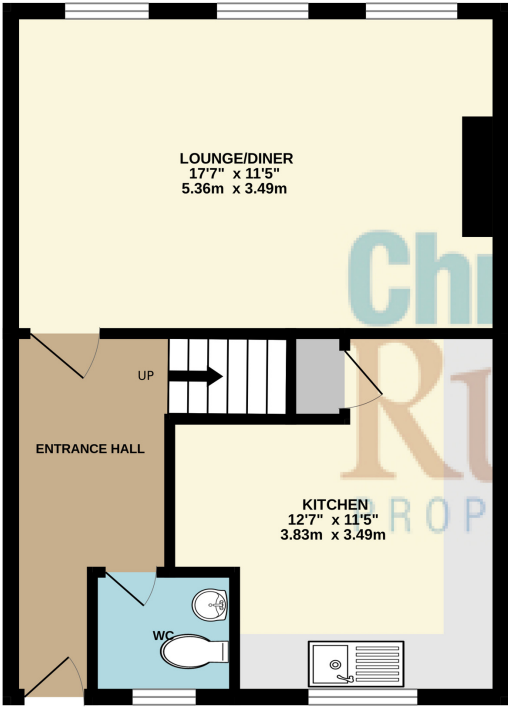
Council Tax Band B.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	76
(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		

GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

2ND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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