



15 Clayfarm Road, New Eltham, London, SE9 3PS

£375,000

- Two Bedrooms
- Own Rear Garden
- Sizeable Accommodation
- First Floor Maisonette
- Share Of Freehold
- EPC Rating D

15 Clayfarm Road, London SE9 3PS

Welcome to Clayfarm road, where we are pleased to present this delightful two double bedroom first floor maisonette. Spread across nearly 900sq ft the property has lots of charm and character throughout. The reception room is 14'5 and the master bedroom matches this in size, there is also a 13'3 kitchen and a 16'1 second bedroom. There is also a large garden to the rear. New Eltham station and village is close by with boutique bars, shops and restaurants all available to you. Coming with a share of the freehold this completes a very appealing package.

Tenure - Share Of Freehold - 87 year lease
Service Charge - N/A as when work required
Ground Rent - N/A
Council Tax - Greenwich Band C



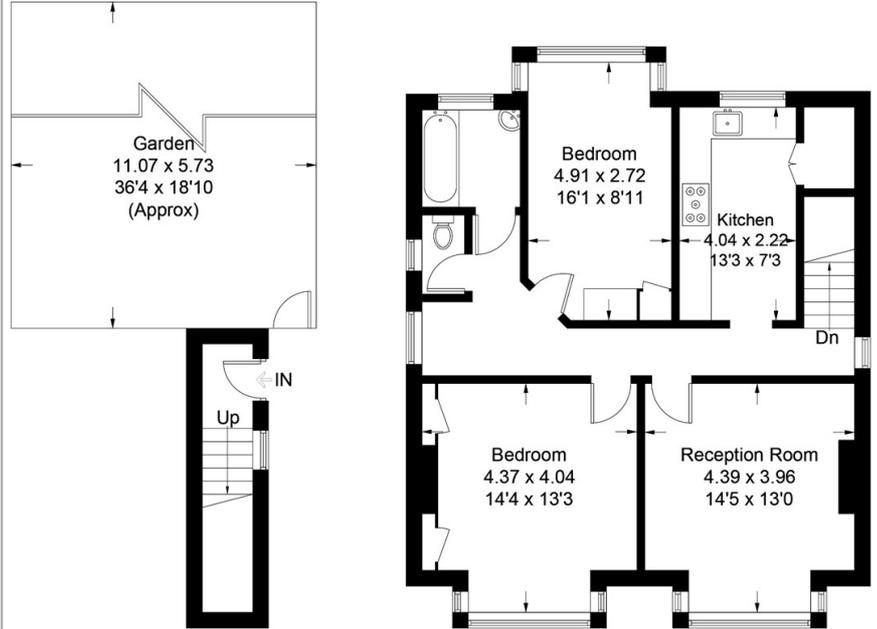
Council Tax Band: C





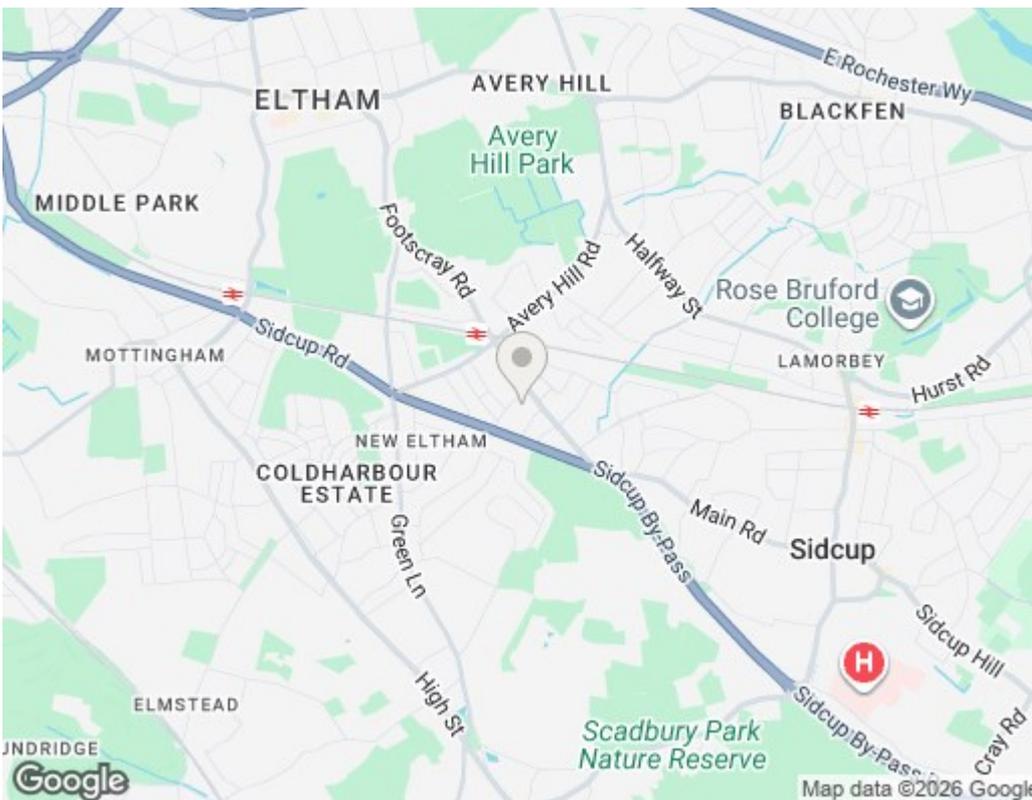
Clayfarm Road, SE9

Approximate Gross Internal Area = 82.2 sq m / 885 sq ft



Ground Floor First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID611829)



Viewings

Viewings by arrangement only.
Call 0208 859 1100 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		60	77
England & Wales		EU Directive 2002/91/EC	