



Merchland Road, London, SE9 2BH

Guide Price £300,000 - £325,000

COCKBURN
ESTATE AND LETTINGS AGENTS

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Spacious Two bedroom Period Conversion Flat. Located within walking distance to New Eltham mainline rail station. The property is presented in excellent condition and has been thoughtfully updated and improved by the current owners. Comprising two bedrooms, open plan living/kitchen with modern fitted units and benefitting from direct access to the garden, recently fitted bathroom, double glazed and gas central heating.





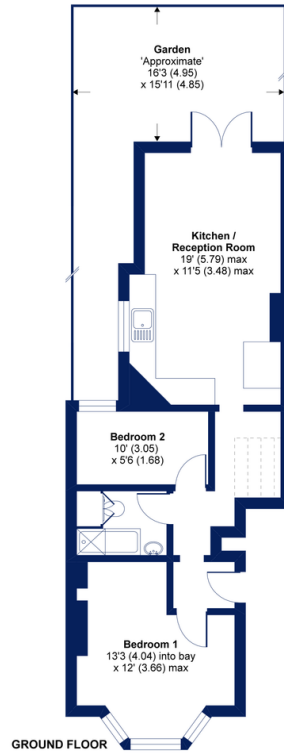
Merchland Road, London, SE9

Approximate Area = 496 sq ft / 46.1 sq m

Limited Use Area(s) = 16 sq ft / 1.4 sq m

Total = 512 sq ft / 47.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2020. Produced for Cockburn Estates Agents. REF: 024408



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.