



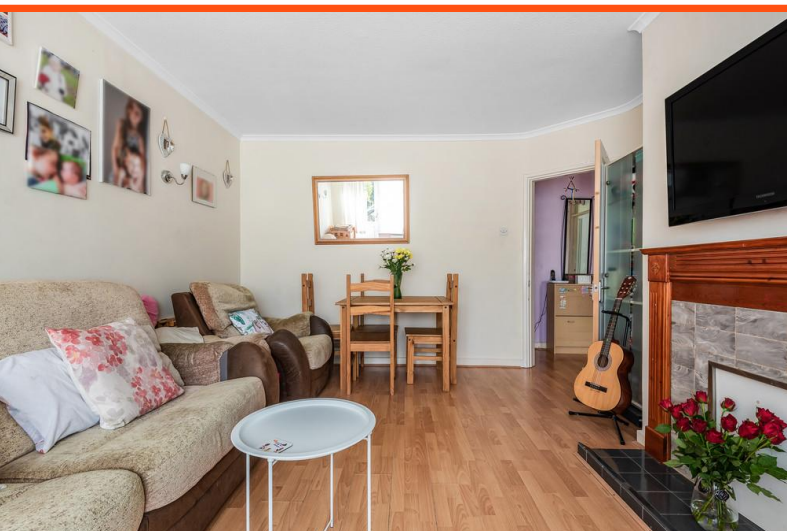
Colyer Close, London, SE9 3QG

Guide Price £300,000 - £325,000

COCKBURN
ESTATE AND LETTINGS AGENTS

Guide Price £300,000 - £325,000 Situated in a quiet yet convenient location, this 2 bedrooms ground floor maisonette is a great opportunity for a first time buyer, young family or perhaps those downsizing. New Eltham station is within a short walk making this ideal for commuters and as well as great bus routes there is excellent road access to neighbouring Eltham and Bromley. Private entrance, private garden, garage (en-bloc), long lease and low (NIL) service charge are also noteworthy features.

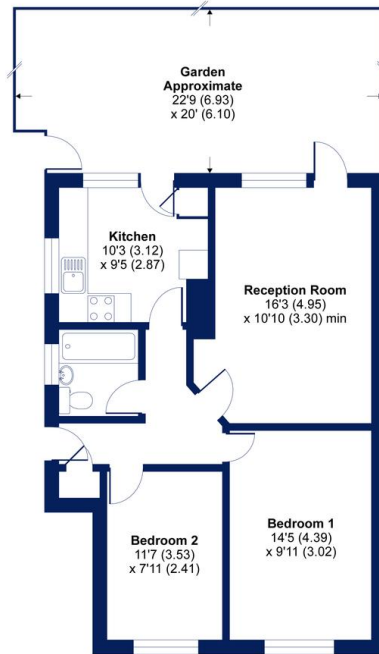
Tenure: Lease – 125 yrs from 2015 (expires 24th June 2140) Ground Rent - £100 Annually (due 25/3 each year) until 23rd June 2065 rising to £200 Annually for the remainder of the Lease - There are no service charges.



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Approximate Area = 646 sq ft / 60 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2021. Produced for Cockburn Estates Agents. REF: 709804



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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.