

Russett Way, London - £350,000 (GUIDE PRICE)

92 SQUARE METRES | 3 BEDROOMS | WELL PROPORTIONED | SPACIOUS LOUNGE & KITCHEN | CLOSE TO ELVERSON ROAD DLR & LEWISHAM RAIL/DLR | APPROX A MILE FROM GREENWICH PARK | £10 GROUND RENT / £841 PER ANNUM SERVICE CHARGE | IDEAL FOR BUY TO LET INVESTORS | NO CHAIN | 92 YEAR LEASE

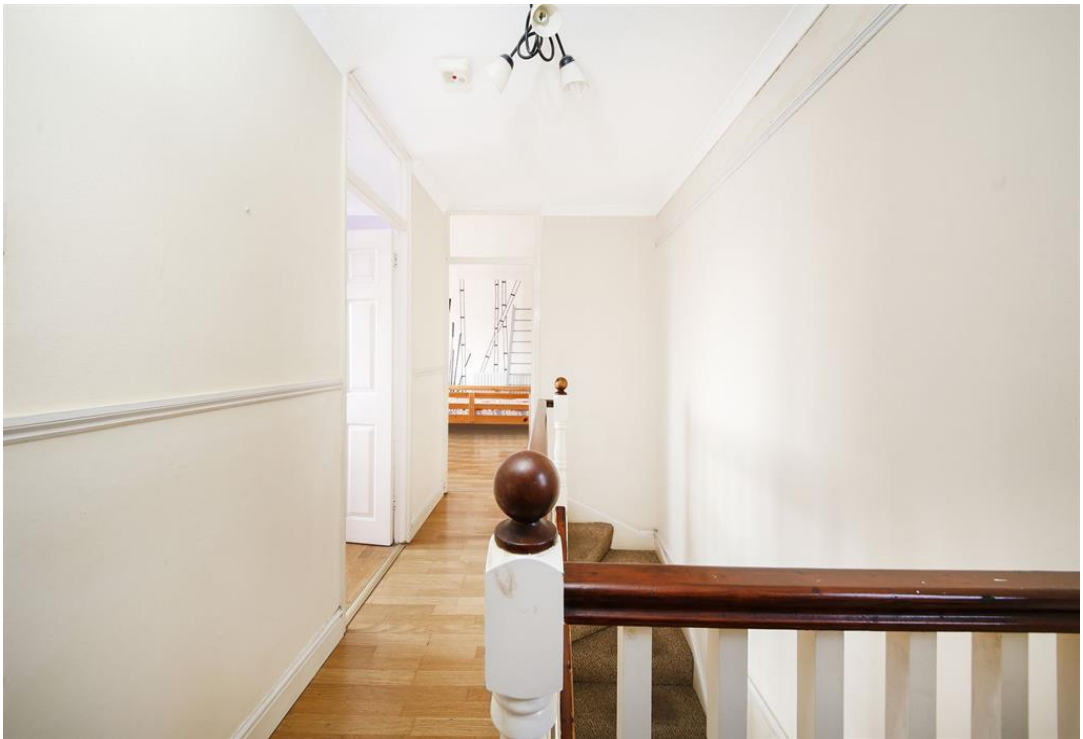


Russett Way, London

DESCRIPTION

Very spacious 3 bedroom maisonette, arranged over two floors, found within 100m of Elverson Road DLR station & around 400m from Lewisham train/DLR station. The property would make an ideal home for commuters looking for easy access to the City, Canary Wharf or the West End. Greenwich Park and Blackheath Common are also around 1 mile away by foot and both offer a lovely green setting to relax in and to get away from the hustle and bustle of city life. The property features double glazing, gas central heating, wood laminate flooring and is well proportioned. The remaining lease term is 92 years. Service charge is £841 per annum. Ground rent is £10.



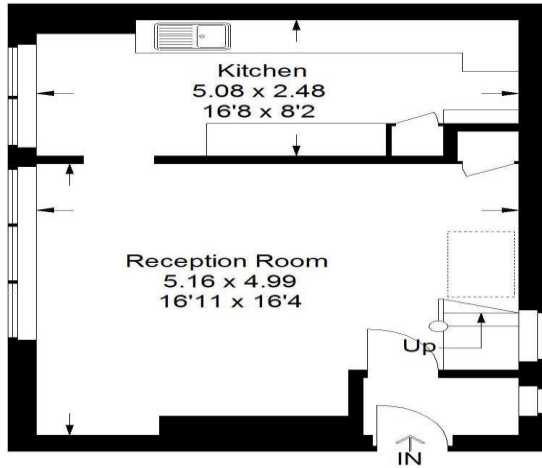


Russett Way, SE13

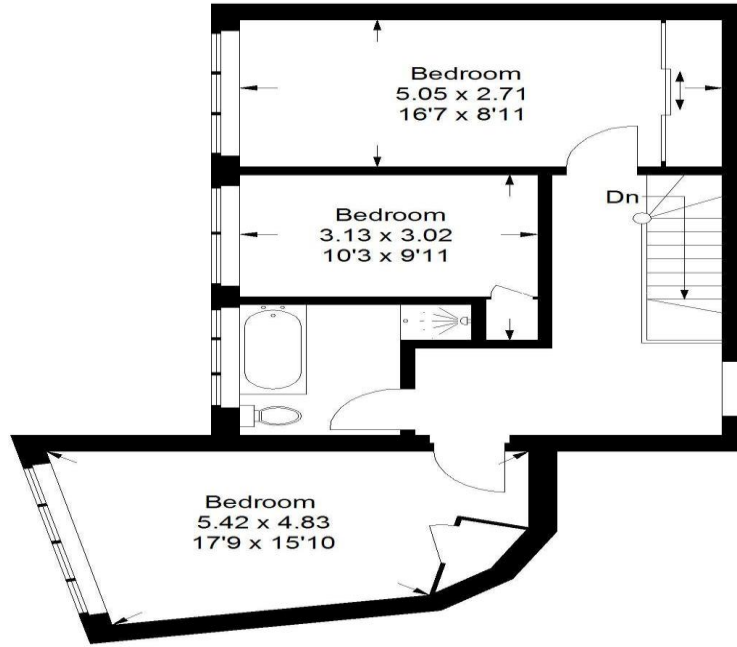
Approximate Gross Internal Area
 First Floor = 39.2 sq m / 422 sq ft
 Second Floor = 53.1 sq m / 571 sq ft
 Total = 92.3 sq m / 993 sq ft



 = Reduced headroom below 1.5 m / 5'0"



First Floor

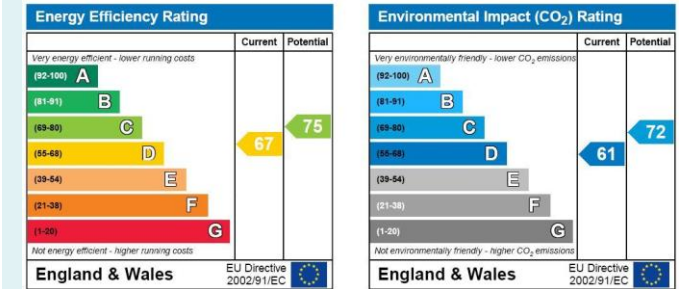


Second Floor

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. (ID620591)

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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