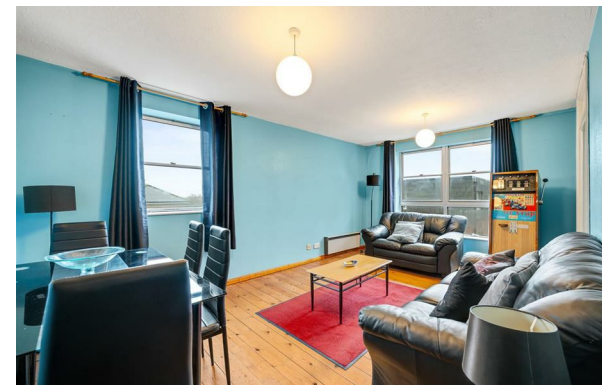




Marlowe Gardens, London SE9

Offers In The Region Of £250,000

- Two Double Bedrooms
- Top Floor Flat
- Garage En-Bloc
- Approximately 960 Years On Lease
- Superb Location
- EPC Rating TBC

Marlowe Gardens, London SE9

No onward chain! Two double bedroom top floor flat situated in a very convenient location. The property, although in need of updating does offer tempting features. These include a 16'9" reception room, a separate 9'9" kitchen, bathroom and two generous bedrooms. There are also well kept grounds and a garage en-bloc. The amenities of Eltham are close by including local bus routes and Eltham train station. Whether you fancy a game of padel, a glass of wine or a shopping spree in Marks & Spencer, all options are close at hand. Contact Irwin Scott for more details.

Tenure - Leasehold 963 years
Service Charge - £1800.00 PA
Ground Rent - Peppercorn
Council Tax - Greenwich Band C



Council Tax Band: C







Marlowe Gardens, SE9

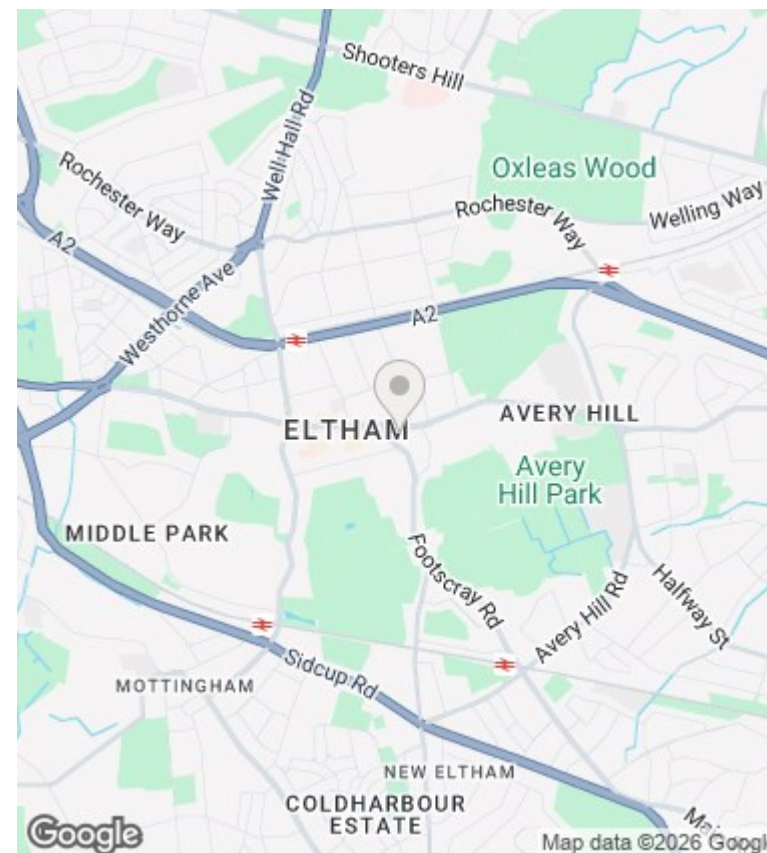
Approximate Gross Internal Area = 664 sq ft / 61.7 sq m



Oakwood
Estate Agents
PROPERTY CONSULTANTS

Third Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Viewings

Viewings by arrangement only.
Call 0208 857 3444 to make an appointment.

Council Tax Band

C

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			
England & Wales		EU Directive 2002/91/EC	