



COMBEDALE ROAD, GREENWICH, LONDON, SE10
£480,000 SHARE OF FREEHOLD

A BEAUTIFULLY PRESENTED TWO BEDROOM, SPLIT LEVEL, MAISONETTE THAT IS LOCATED IN THE SUPREMELY POPULAR HALSTOW SCHOOL CATCHMENT AREA. MEASURING CIRCA 67 SQ FT AND FEATURING A FABULOUS PRIVATE GARDEN!

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DESCRIPTION:

A beautifully presented two bedroom, split level, maisonette that is located in the supremely popular Halstow School catchment area. Measuring circa 67 sq ft and featuring a fabulous private garden!

In fantastic order throughout the property comprises a lovely 22ft reception room with a lovely kitchen area that has been newly fitted by the current owner in the last two years. Benefits in this room are new flooring and bespoke window shutters to the front. This room then leads onto the master bedroom, that is double in size and has an ensuite shower room. Upstairs there is another double bedroom with fitted wardrobes and a lovely ensuite bathroom. To the rear is a stunning and large east facing private garden. The property comes with a SHARE OF FREEHOLD that has a long accompanying lease.

Combedale Road is quietly located in East Greenwich, just moments from the local Pleasaunce and also close to local shops and Westcombe Park mainline rail. As mentioned, it falls within the Halstow School catchment, making the area incredibly popular for young families. Greenwich Park, with its Observatory is also within a short walk.

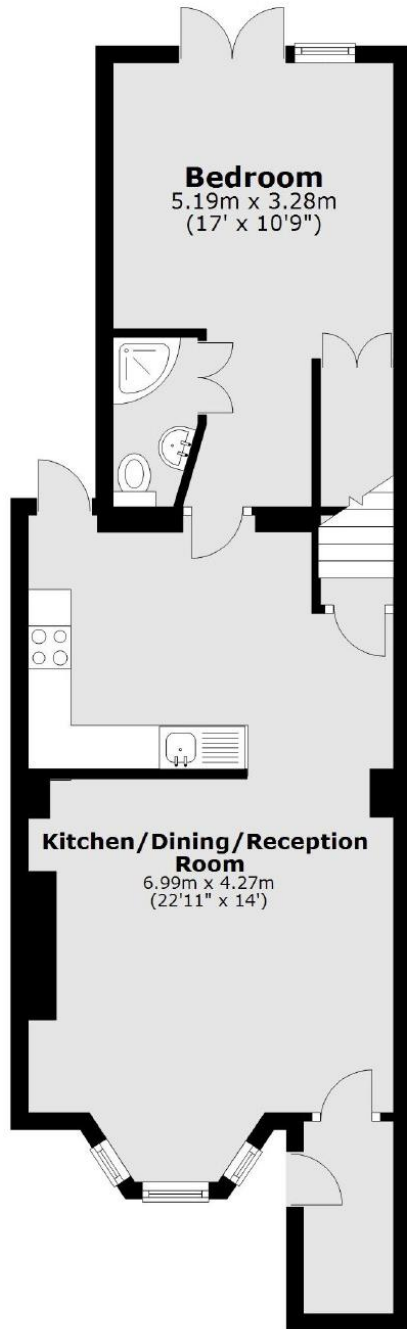
AT A GLANCE

- stunning conversion flat
- split level
- large private garden
- beautiful condition
- lower ground and hall floor
- circa 67 sq ft
- newly fitted kitchen
- bespoke shutters
- newly fitted flooring
- share of freehold
- Halstow School catchment

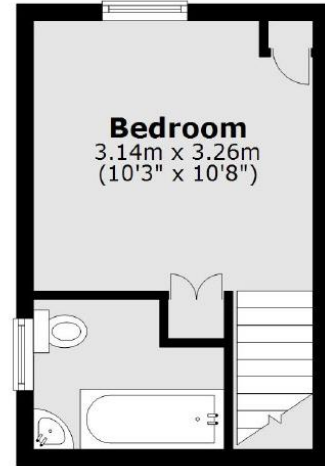




Ground Floor



First Floor



Total area: approx. 67.2 sq. metres (723.4 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 990 year

Service Charge: 50/50 split

Ground Rent: N/A

Council Tax Band: TBC

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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