



homezone

**£299,000 Leasehold**

**168 Meadowview Road**

London, SE6 3NH

- CHAIN FREE
- RECENTLY REFURBISHED FIRST FLOOR MAISONETTE
- 2 DOUBLE BEDROOMS
- DOUBLE GLAZING AND GAS FIRED CENTRAL HEATING
- LARGE PRIVATE REAR GARDEN
- 6 MINUTES WALK TO LOWER SYDENHAM STATION
- 20 MINUTES WALK TO BECKENHAM HILL & NEW BECKENHAM STATIONS
- CONVENIENT FOR SAINSBURYS SUPERSTORE
- EASY ACCESS TO CENTRAL LONDON
- QUIET LOCATION WITH VIEWS OF PLAYING FIELDS



### Homezone Property Services - Beckenham

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## CHAIN FREE SALE

A spacious two double bedroom first floor maisonette located in a quiet position within a short walk of Lower Sydenham station and with the added benefit of a spacious private rear garden.

Internally, the property comprises entrance hall, T shaped modern kitchen suite with large double glazed rear windows overlooking gardens, a white bathroom suite with shower over bath, spacious living room and two good sized bedrooms.

Meadowview Road is a quiet residential road, and is just a short walk from Lower Sydenham station with excellent commuter services into central London. There are also good public transport links close by, and the large Sainsburys superstore and connected amenities are also a short walk from the property.



## First Floor

Approx. 49.5 sq. metres (533.2 sq. feet)



Total area: approx. 49.5 sq. metres (533.2 sq. feet)

**Entrance Hall**

Solid wood painted front door, wood effect flooring, neutral decoration, radiator, storage cupboard.

**Kitchen**

9'10 max x 7'2 max (3.00m max x 2.18m max)  
Tiled floor, white high gloss wall and base units with black countertops, cream emulsion painted walls, gas hob, electric oven, extractor hood, UPVC double glazed windows with a large window to the rear recess of the kitchen overlooking the rear gardens, gas boiler, stainless steel sink and drainer unit, uPVC double glazed side window and large uPVC double glazed rear window overlooking gardens.

**Living Room**

15'0 x 10'5 max (4.57m x 3.18m max)  
White painted door, recently installed grey wood effect LVT flooring, white emulsion painted walls, uPVC double glazed window, radiator, ceiling light fitting.

**Bedroom 1**

10'8 max x 10'4 max (3.25m max x 3.15m max)  
White painted panelled door, recently installed grey wood effect LVT flooring, white emulsion painted walls, uPVC double glazed window, radiator, ceiling light fitting.

**Bedroom 2**

10'0 x 8'4 (3.05m x 2.54m)  
White painted panelled door, recently installed grey wood effect LVT flooring, white emulsion painted walls, uPVC double glazed window, radiator, ceiling light fitting.

**Bathroom**

5'10 max x 5'2 max (1.78m max x 1.57m max)  
White painted panelled door, recently installed grey wood effect LVT flooring, bath with shower mixer tap, gloss white vanity unit with white washbasin, low level WC, grey 'Metro' bevelled wall tiles, uPVC double glazed window, ceiling light fitting, white emulsion walls, radiator.

**Outside**

This flat benefits from a large private section of rear garden which is accessed via a gate from the communal walkway.

**Lease / Service Charge Details**

Length of lease - In the process of being extended to 172 years.

Service Charge - No regular service charge, each owner maintains their own part of the property. Buildings insurance contributions are £300 per annum.

Ground Rent - Peppercorn.

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.