



Marchant Street, London, SE14 6HP

A unique two bedroom maisonette complete with a front and back garden. Located a walk away from New Cross Gate and New Cross station as well as having excellent bus links. Recently refurbished. The ground floor boasts a stylish kitchen with built-in storage, guest washroom and generous reception room leading to the generous rear garden. Upstairs are two double bedrooms, one with built in storage, along with a modern family bathroom. Additional storage can be found in both hallways. The property is complimented by a front garden as well as residents unallocated car parking. A walk away from many local amenities such as department stores, supermarkets, art galleries, cafes and the greenery of Fordham Park.

Service Charge - £2088 per annum
Ground Rent - £10 per annum
Years Remaining On Lease - 91
Council Tax Band - A

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Maisonette with Private Garden
- CHAIN FREE
- Modern Kitchen
- Stylish Bathroom Plus Additional Guest Washroom
- South West Facing Garden + Front Garden
- Residents Parking Permit
- Lots of Natural Light
- Recently Refurbished

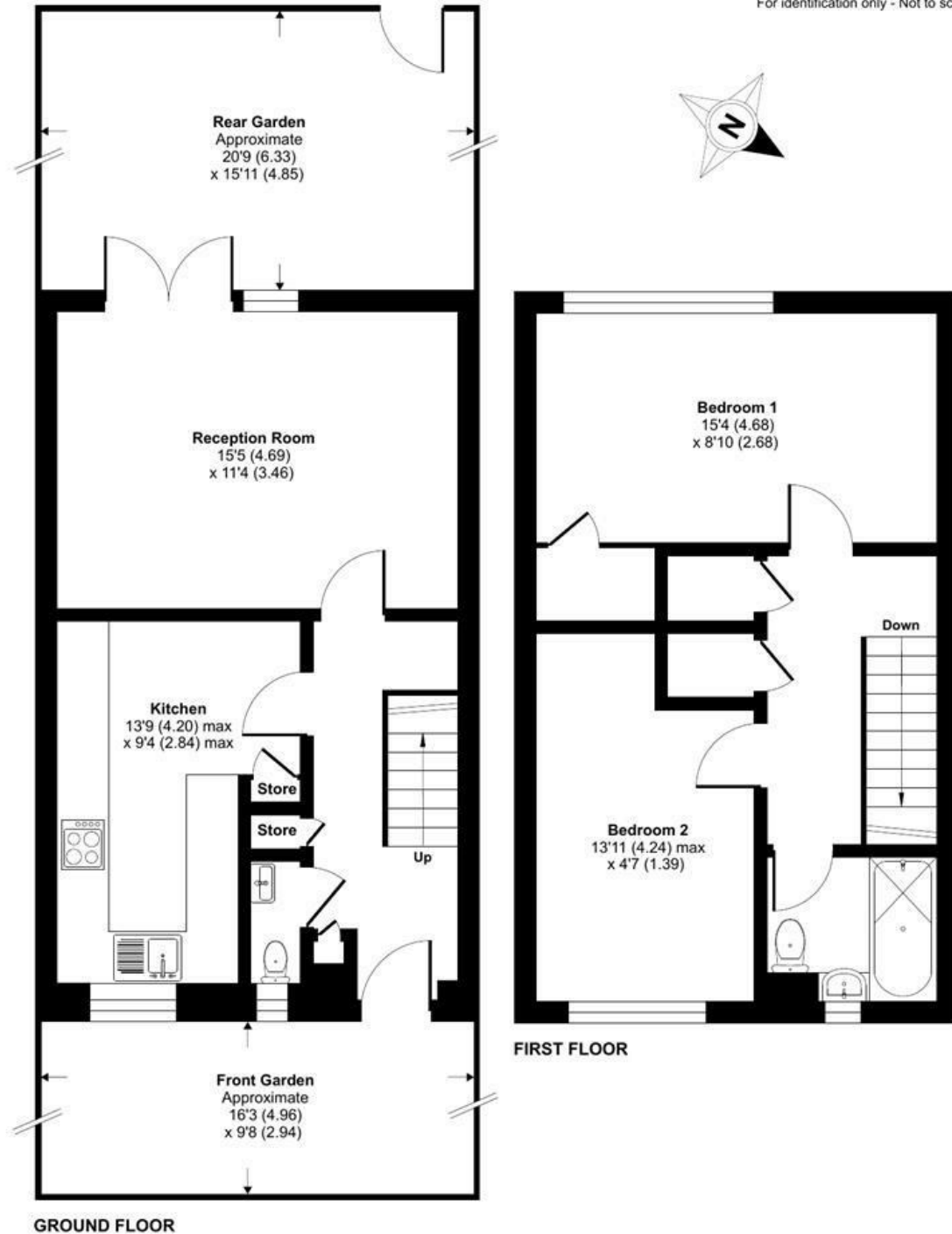
Alex & Matteo
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Offers in excess of £375,000

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Approximate Area = 810 sq ft / 75.2 sq m

For identification only - Not to scale



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**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1124810

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		
	67	77
England & Wales		
	EU Directive 2002/91/EC	