



Offered with a share of freehold, The Homes Group are delighted to present this one bedroom second floor (top floor) flat situated on a gated development of five apartments located within half a mile of Maze Hill train station and a mile from the Cutty Sark stop on the DLR.

The accommodation comprises of a communal entrance hall with stairs leading up to the top floor apartment, an entrance hallway with cupboard housing the washing machine, a 21'5 x 9'2 living room with doors and a Juliette Balcony to front and a window to the rear, a 9'3 x 7'4 kitchen, a 13' x 9'1 bedroom with fitted wardrobes and over bed cupboards plus a bathroom.

The property has an allocated parking space to the front in the gated courtyard and is offered with no forward chain.

SHARE OF FREEHOLD  
Term: 125 years from 2006

Callisons Place, London, SE10 0AJ  
Guide price £300,000



**Communal Entrance Hall**

**Entrance Hall**

**Living Room**  
21'5 x 9'2 (6.53m x 2.79m)

**Kitchen**  
9'3 x 7'4 (2.82m x 2.24m)

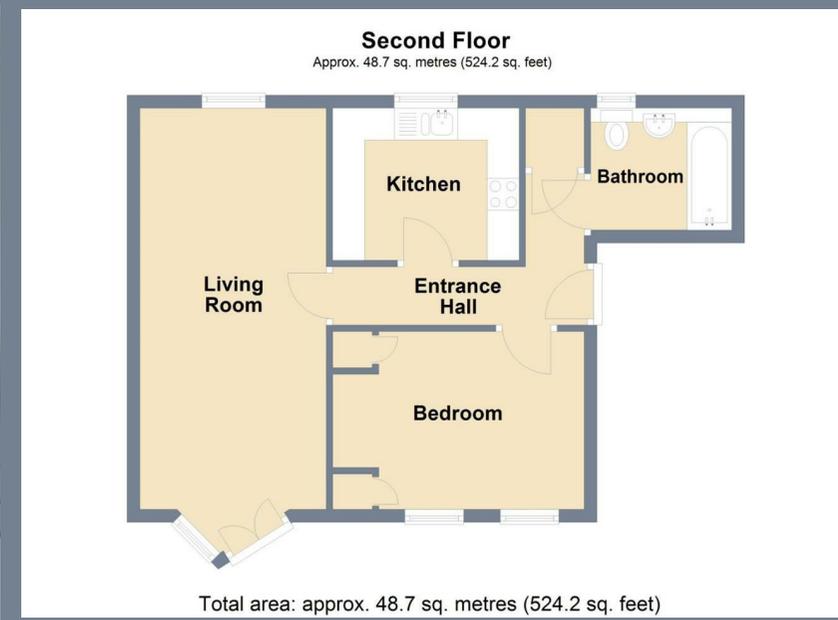
**Bedroom**  
13' x 9'1 (3.96m x 2.77m)

**Bathroom**  
7'3 x 6'3 (2.21m x 1.91m)

**Gated Allocated Parking Space**

**Tenure - SHARE OF FREEHOLD**

**Council Tax - Band C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

71-75 Shelton Street, London, WC2H 9JQ  
T: 01322 875000 | E: info@thehomesgroup.co.uk  
thehomesgroup.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.