



The Homes Group are delighted to offer to the market this well presented 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 £325,000



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)

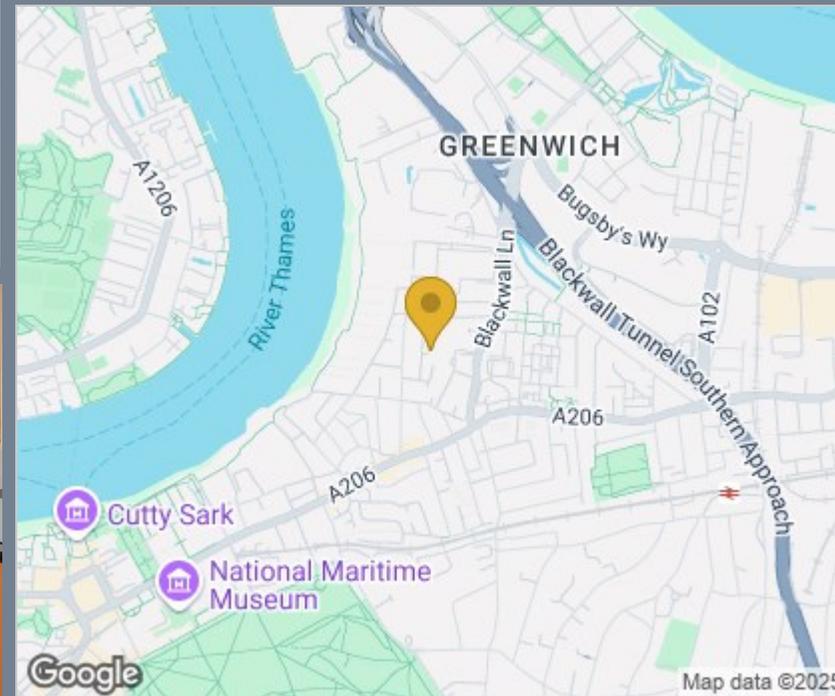
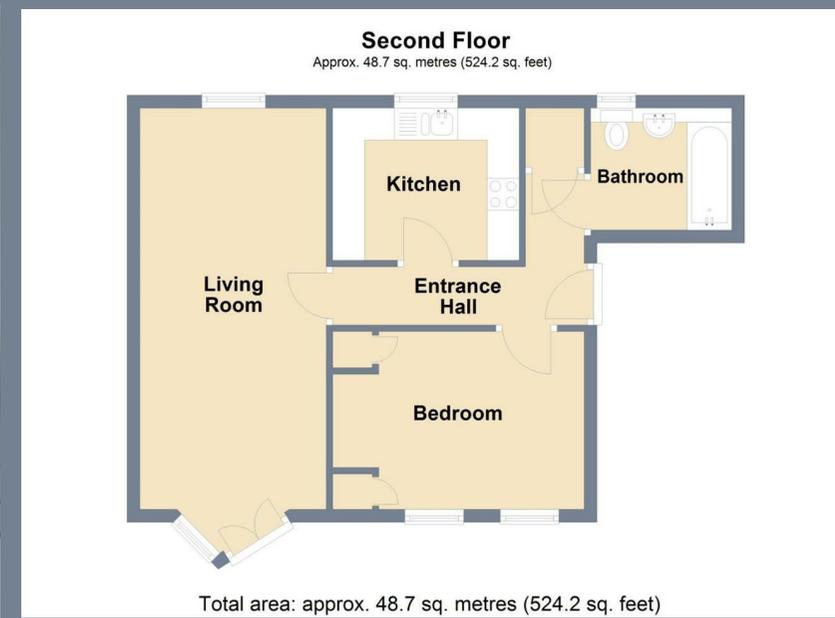
Bedroom
13' x 9'1 (3.96m x 2.77m)

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) A		
(81-91) B		
(69-80) C	74	74
(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	

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