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* TWO DOUBLE BEDROOMS * SPLIT LEVEL MAISONETTE *

* GOOD DECORATIVE ORDER * PRIVATE GARDEN * GAS CENTRAL HEATING *

* DOUBLE GLAZING * CONVENIENT FOR ELIZABETH LINE *

* WALKING DISTANCE TO QE HOSPITAL *



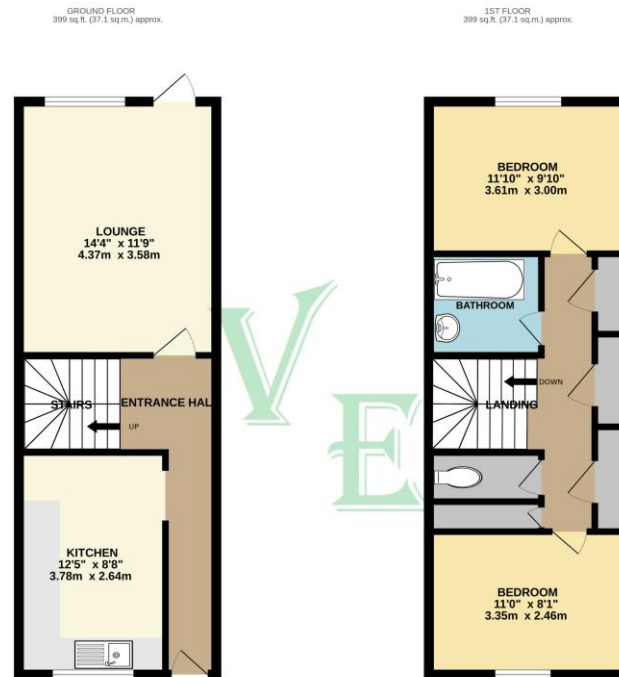
82 Llanover Road
London, SE18 3SU

Guide Price £275,000 - £300,000

Village Estates are delighted to present to the market this spacious and well presented **SPLIT LEVEL Maisonette**. Conveniently located for all local amenities and attractions including the **ELIZABETH LINE** and the 'open' space of **WOOLWICH COMMON**. Other benefits include a **LONG LEASE** and a **PRIVATE GARDEN**. Ideal for investors and private buyers alike.



EPC RATING C
COUNCIL TAX BAND B
LEASE TERM 116 YEARS REMAINING
SERVICE CHARGE £88 PM



TOTAL FLOOR AREA: 799 sq. ft. (74.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, levels, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used in conjunction with the prospectus. The services, systems and appliances shown here are not been tested and not guaranteed as to their operability or efficiency at the date.
 Made with Metreplan (2002)

We understand this property is Leasehold.

VIEWING:

Via **Village Estates** on 01322 522111
Monday to Friday 9am-6pm, Saturday 9am-5pm

SELLING YOUR HOME?

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.