



LANGDALE ROAD WEST GREENWICH SE10

PRICE £399,995 LEASEHOLD

Fantastic two bedroom split level Victorian conversion flat situated in the sought after Ashburnham Triangle Conservation Area very close to the Royal Park, Greenwich DLR/mainline station and the town centre. This well presented property offers contemporary spacious accommodation throughout and your earliest possible viewing is recommended.

- Private Front Entrance Door
- Spacious Entrance Hall
- Large Lounge
- Fitted Kitchen
- Large Bathroom
- Attractive Decor
- Double Glazing
- Gas Central Heating

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Langdale Road, West Greenwich, SE10 8UA

ENTRANCE

Via part glazed and panelled front entrance door into:-

ENTRANCE HALL

Sash window to front, black porcelain floor tiling throughout the ground floor, radiator, electric meter box, door to bathroom.

BATHROOM

11'9 x 7'7 Glazed and tiled shower cubicle with pumped shower, contemporary wall mounted wash hand basin with mixer tap, panelled bath with contemporary mixer tap, tiled walls, double glazed window to rear, ladder radiator towel rail, extractor fan.

STAIRCASE

Carpeted balustraded staircase to upper floor. Double glazed window to rear on half landing and door to:-

WC

Frosted double glazed casement window to side, low level WC, inset wash hand basin with vanity mirror. Porcelain flooring.

STAIRCASE AND LANDING

Stairs to main landing with doors to lounge, kitchen and two bedrooms, wood flooring.

LOUNGE

15' x 11'1 Wood flooring, twin double glazed windows to front, two radiators, shelving to both alcoves.

KITCHEN

11'10 x 8'9 Double glazed window to rear, white high gloss wall, base and drawer units with rolled edge white worktops. Built in four burner Induction hob and Neff electric oven with stainless steel extractor hood over. Tiled splashbacks, plumbing for washing machine, integral fridge. One and a half bowl sink unit with mixer tap, under unit lighting, extractor fan, wood flooring, radiator and glazed access door to landing.

MASTER BEDROOM

14'4 x 7'10 Wood flooring, double glazed window to front, radiator, inset spotlights, book shelf.

BEDROOM TWO

11'3 x 14'8 (maximum) Double glazed window to rear, inset spotlights, radiator. This has a split level area useful as a dressing area with a glass brick window light - maximum width 3'7.

TENURE : LEASEHOLD

Under current conveyancing practice we are rarely given an opportunity of inspecting the title documents and are therefore unable to state accurately any lease details. We are given to understand that the lease has an unexpired term in the region of 91 years. These particulars and any other related information should be verified by the purchasers solicitors prior to making a commitment to purchase.

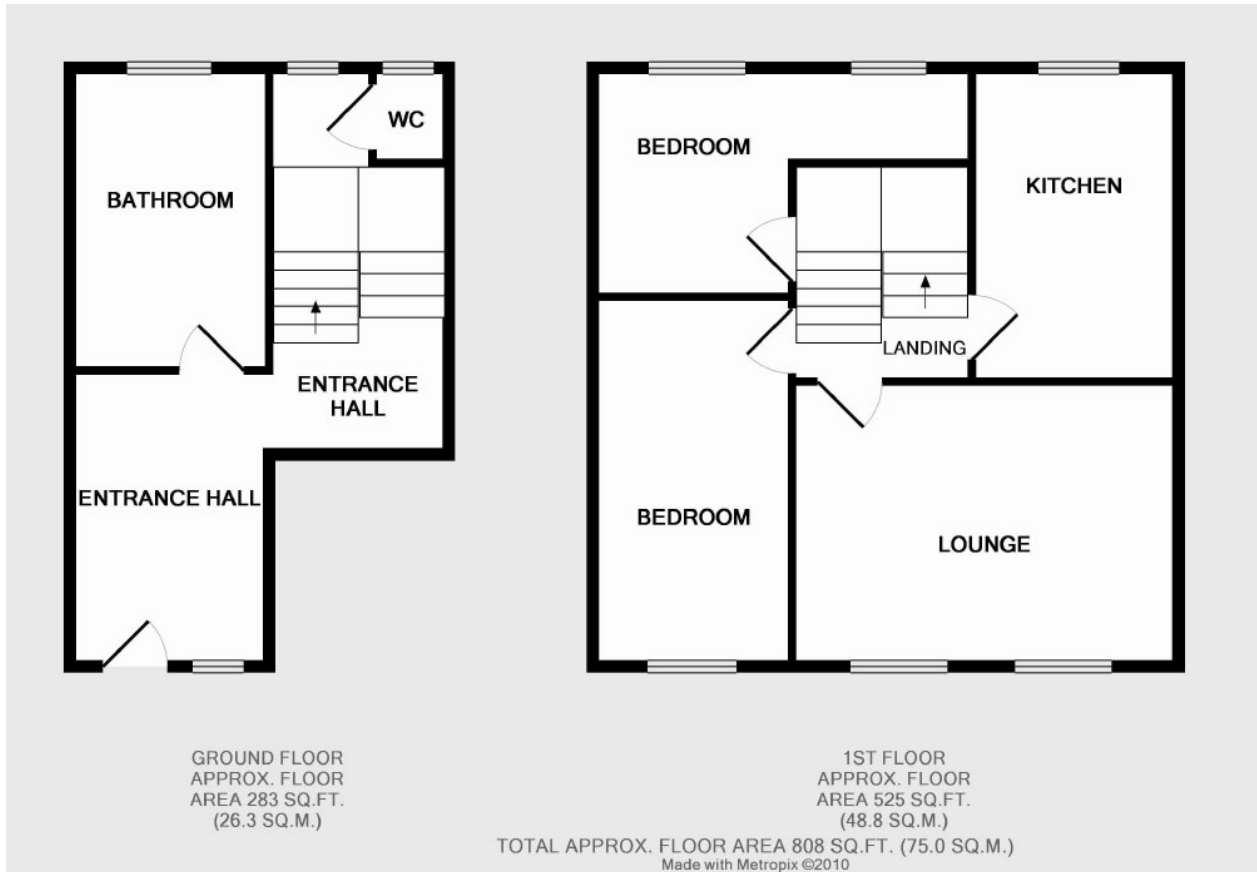
LOCAL AUTHORITY

London Borough of Greenwich

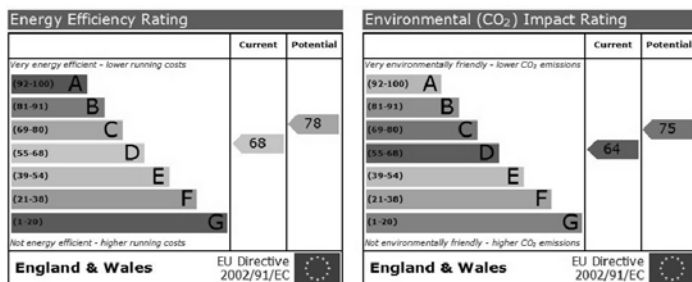
VIEWING

By prior appointment please through Vendors Sole Agents John Payne Greenwich Branch, 227 Greenwich High Road, SE10 8NB on 020 8858 9911 or e-mail us on greenwich@johnpayne.co.uk

Floorplan



Energy Performance Certificate



Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

Additional Photos of Langdale Road West Greenwich SE10

