



Egmont Street, SE14

£575,000 *Share of Freehold*

A charming split-level two-bedroom maisonette with share of freehold and access to a large private garden, set within the heart of the highly regarded Hatcham Conservation Area.

Set on the first floor and extending to approximately 681 sq. ft., this attractive home is presented in excellent condition throughout and offers bright, well-balanced accommodation ideally suited to modern living.



KEY FEATURES

- Share Of Freehold
- First-floor Situated
- Characterful Split-level Layout
- Two Double Bedrooms
- Private Garden
- Excellent Condition Throughout
- Prime Location
- Excellent Transport Links



New Cross

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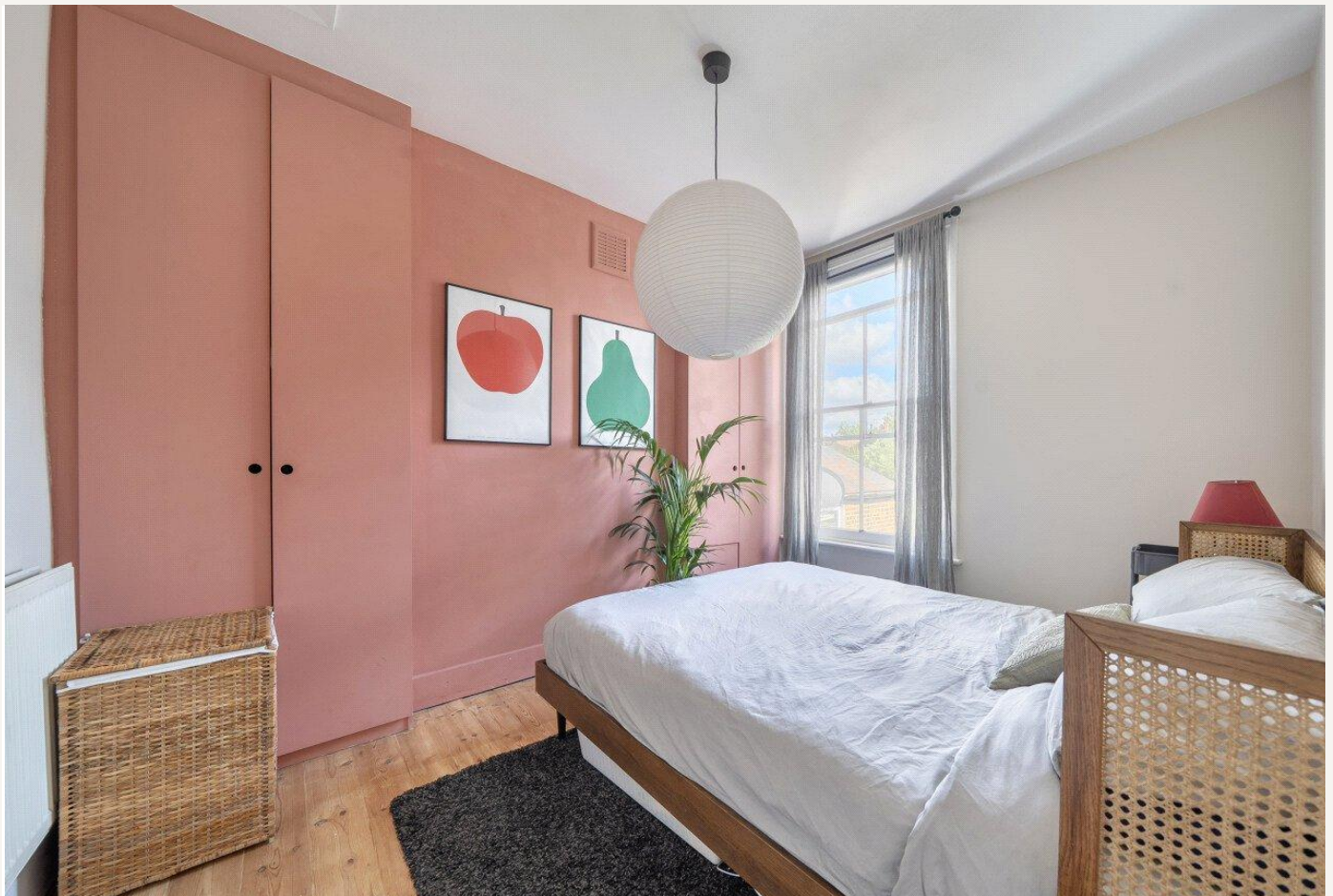


The property comprises two large double bedrooms, a spacious reception room, a stylish bathroom with bath and shower attachment, and a modern fully fitted kitchen with contemporary appliances, all finished with real care and attention.

Further enhancing its appeal is the split-level layout, which adds both character and a strong sense of separation between living and sleeping space, together with the rare benefit of a great sized private garden that is not overlooked, providing valuable outside space in a peaceful setting. Combined with a share of freehold and a fantastic location in the heart of the Hatcham Conservation Area, this is an exceptional opportunity to acquire a home of real quality in one of South East London's most desirable residential pockets.

Early viewing strongly recommended.





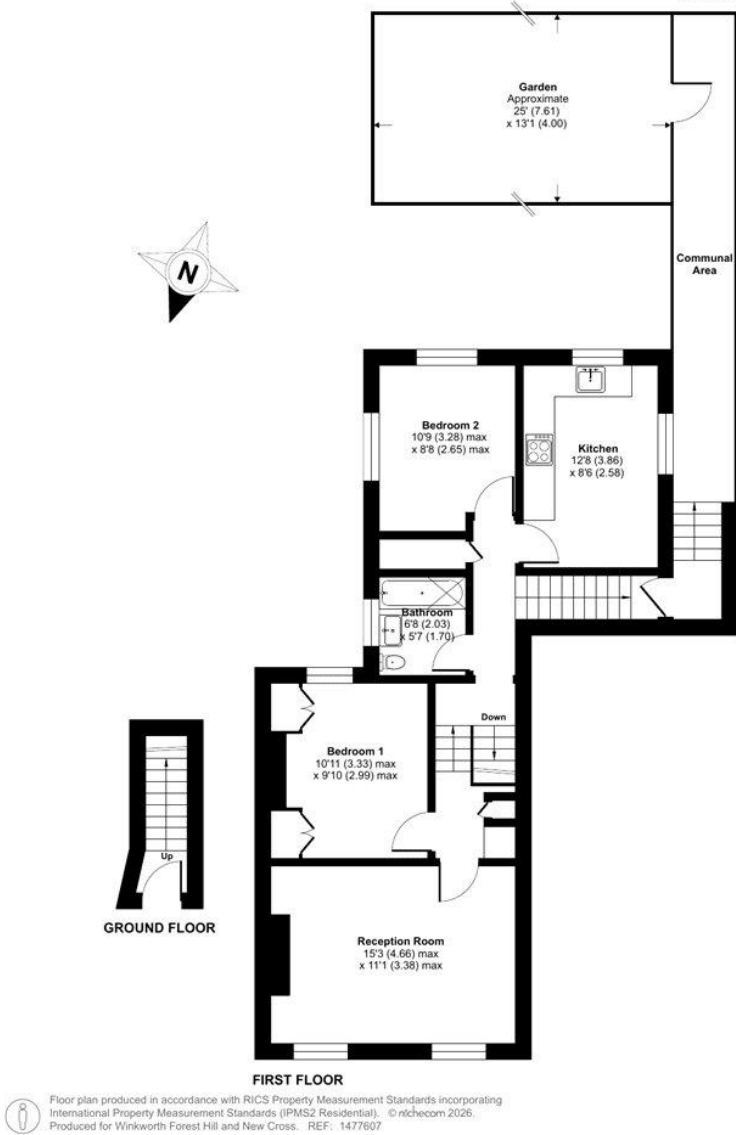
MATERIAL INFO

Tenure: Share of Freehold
Term: 100 year and 0 months
Service Charge: £0 per annum
Ground Rent: £ 10 Annually (
Council Tax Band: B
EPC rating: C

Egmont Street, London, SE14

Approximate Area = 681 sq ft / 63.2 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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