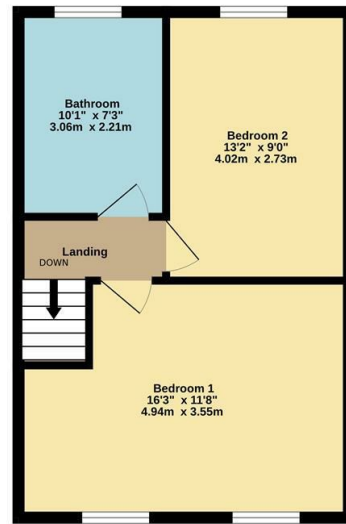
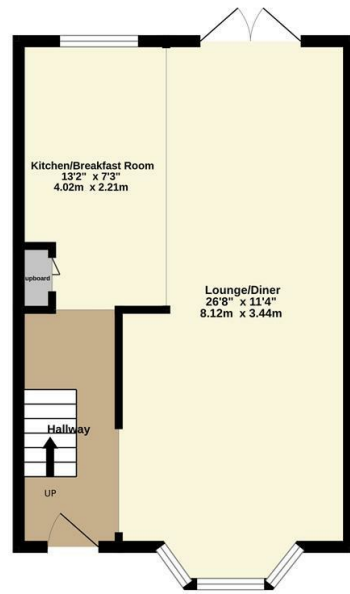


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor  
412 sq.ft. (38.3 sq.m.) approx.

1st Floor  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MARMADON ROAD  
LONDON SE18 1EG

Guide price £375,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





£375,000-£400,000

NO CHAIN!!!!

Offered to the market with no forward chain, this beautifully refurbished two-bedroom Victorian terraced home perfectly combines character, style and modern living.

Presented in good condition throughout, the property boasts a spacious open-plan lounge, kitchen and dining area, creating a bright and sociable living space ideal for both relaxing and entertaining. Upstairs, the home benefits from a large family bathroom, a feature rarely found in properties of this style.

Externally, the property offers a low-maintenance rear garden complete with artificial grass, perfect for enjoying outdoor space with minimal upkeep. There is also plenty of on-road parking available on a first come, first served basis.

Ideally located for commuters, the property offers excellent access to both the Elizabeth line and Plumstead railway station, providing convenient connections into Central London and beyond.

A superb opportunity for first-time buyers, downsizers or investors seeking a stylish, move-in ready home in a well-connected location

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## MARMADON ROAD

LONDON SE18 1EG

- 2 BEDROOM VICTORIAN HOUSE
- REFURBISHED FROM START TO FINISH
- NO FORWARD CHAIN
- CLOSE TO THE ELIZABETH LINE AND PLUMSTEAD MAINLINE STATION
- PERFECT HOUSE FOR FIRST TIME BUYERS
- LOW MAINTENANCE REAR GARDEN
- OPEN PLAN LOUNGE TO KITCHEN DINING AREA
- EPC
- 814 SQ FT
- COUNCIL TAX BAND C

