



41A, Perry Street, Crayford DA1 4RB
Asking Price £195,000



A chain free, two bedroom first floor maisonette offered with an exceptionally long lease of over 900 years. Ideally positioned for convenient access to local shops and transport links, it represents an excellent opportunity for first time buyers or investors.

The accommodation includes an entrance hall, two bedrooms, a bright reception room, a kitchen and a shower room. While the property requires full modernisation, it benefits from double glazing, gas central heating, a private rear garden and off street parking.

Local Authority: Bexley
Council Tax Band: B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



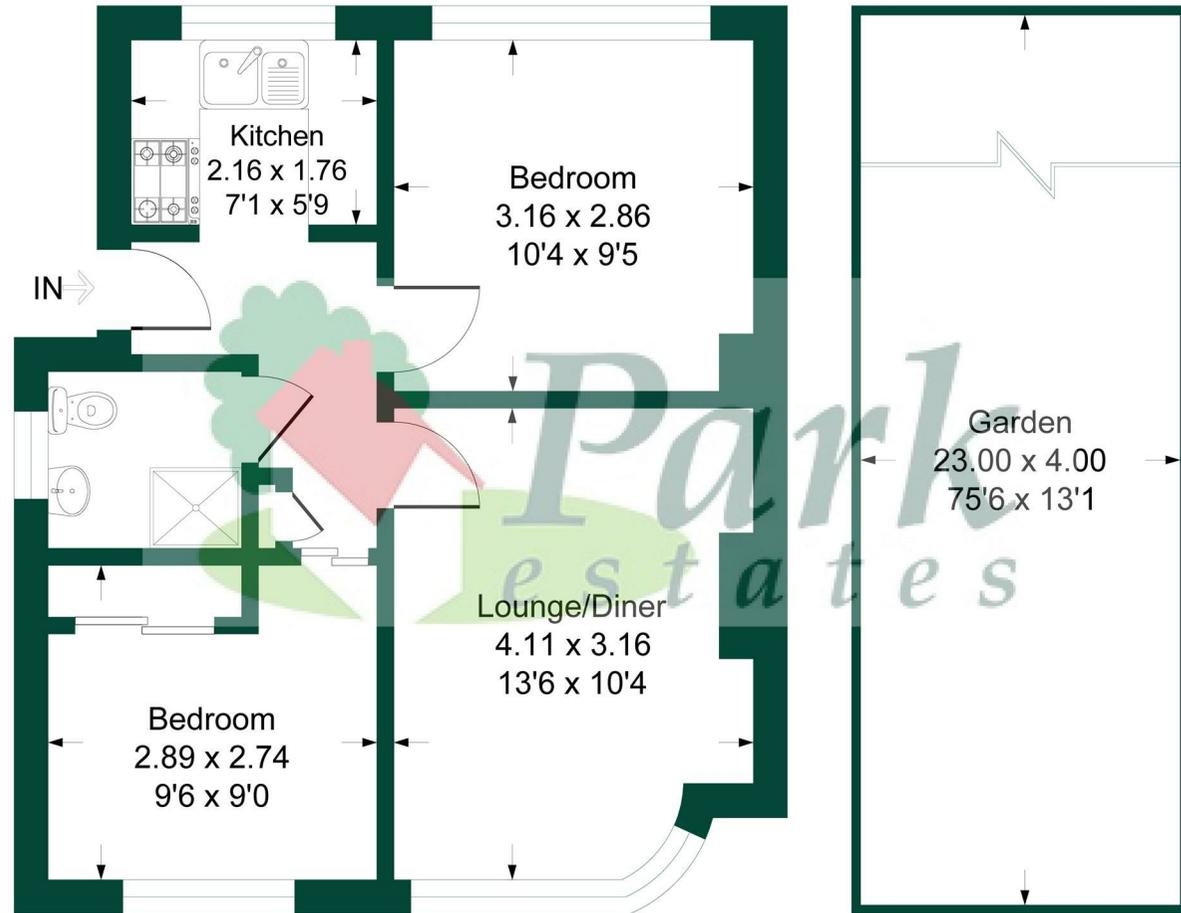
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Perry Street, DA1

Approximate Gross Internal Area = 42.6 sq m / 460 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that 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 by us has not been verified.