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2 Bed Maisonette In Mottingham Lane Mottingham, London, SE9 4RU £330,000





## SHORT DESCRIPTION

Property Ref: 15751 This well-presented two-bedroom apartment is situated in a quiet and desirable residential area of Mottingham, offering a comfortable and convenient lifestyle. The property comprises a spacious living room providing an ideal space for relaxation and entertaining, alongside a well-designed separate kitchen fitted with modern units and ample storage. Both bedrooms are generously sized with good natural light, creating a warm and inviting atmosphere throughout. Further features include gas central heating, allocated parking, and access to a well-maintained communal garden, providing pleasant outdoor space for residents to enjoy. Ideally located close to Mottingham Station, local shops, schools, and excellent transport links, this property is perfect for professionals, couples, or small families seeking a peaceful home with great connectivity to Central London and surrounding areas. Annual management fee includes buildings insurance. Property Type: Maisonette Full selling price: £338000.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): 931 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £2038.00( includes buildings insurance) Council tax band: C EPC rating: E Measurement:662 sq.ft. Outside Space: Communal Garden Parking: Allocated Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant .....

2

Bed Room(s)

1

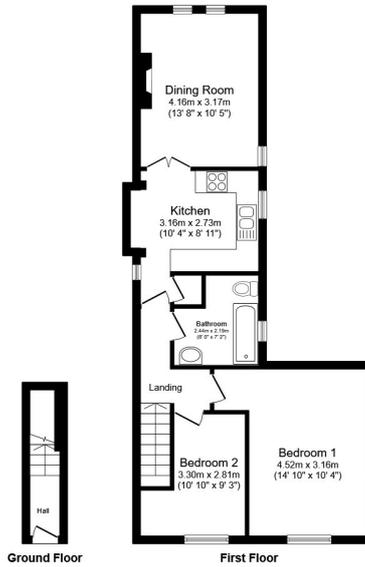
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 61.5 sq.m. (662 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor maisonette
Total floor area	55 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	51 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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