



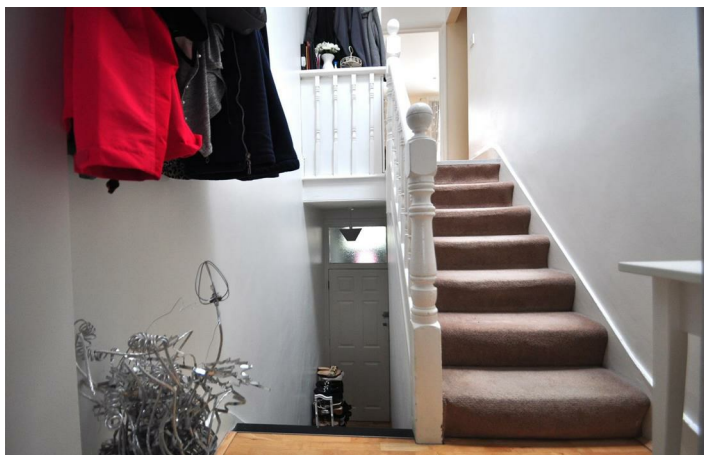
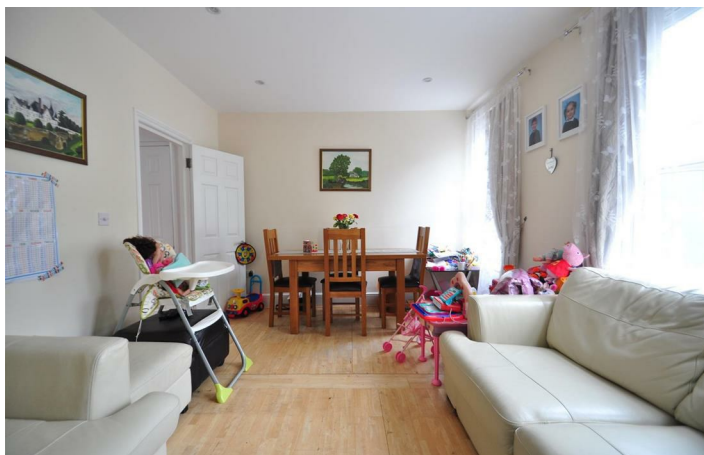
Dallin Road, London
Offers In Excess Of £280,000 Leasehold



EXTENDED LEASE This two-bedroom, first-floor split-level flat is situated in a prime location, facilitating easy commutes into central London with Woolwich station and the Elizabeth Line located approx. a mile away. The accommodation comprises a good-sized lounge/diner, two bedrooms, fitted kitchen and bathroom.

Locally, there are plenty of local amenities, such as Shrewsbury Park, Oxleas Woods along with Shooters Hill Golf Club all within easy reach. The area is served by excellent bus routes and access to popular travel routes such as the A2/M25 and Dartford Crossing.

Leasehold | Council Tax: Greenwich B | EPC C Band | Service Charges inc. of Ground Rent: Approx. £1,000pa | Current lease term 82 years currently being extended to 172 years

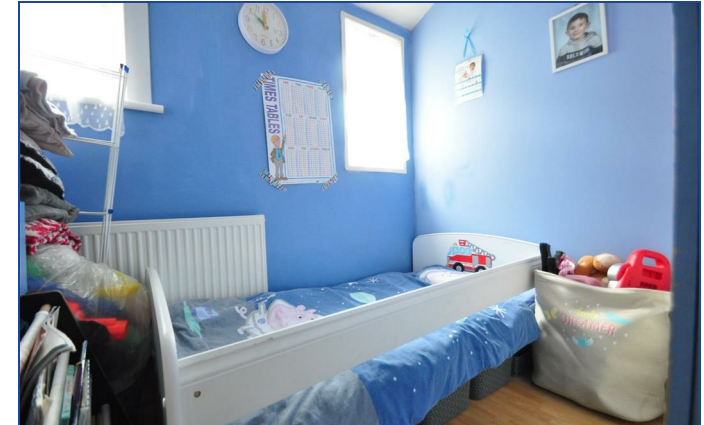
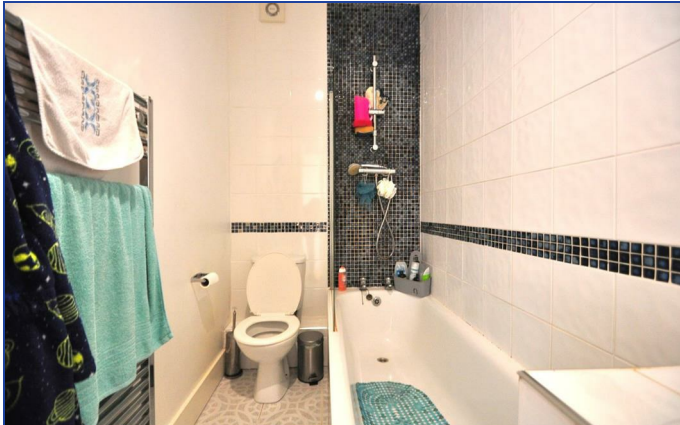


FIRST FLOOR 527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 527 sq.ft. (49.0 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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

Communal Entrance Hall

Split Level Hall

Lounge 16' x 11' (4.88m x 3.35m)

Kitchen 11'7 x 5'4 (3.53m x 1.63m)

Bedroom One 9'3 x 9'8 (2.82m x 2.95m)

Bedroom Two 8'2 x 6'5 (2.49m x 1.96m)

Bathroom 8'5 x 4'5 (2.57m x 1.35m)

