



PER MONTH

**£1,950 Per Month**

**Disraeli Close**

London, SE28 8AW

Nestled in the tranquil Disraeli Close, this well-presented ground floor maisonette offers a delightful living experience in the heart of Thamesmead, within the esteemed Royal Borough of Greenwich. Spanning an impressive 900 square feet, this purpose-built flat features three double bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are welcomed into a large lounge that provides a perfect setting for relaxation and entertaining. The modern and well-appointed kitchen is designed for both functionality and style, catering to all your culinary needs. The contemporary bathroom, along with an additional ground floor WC, ensures convenience for all residents.

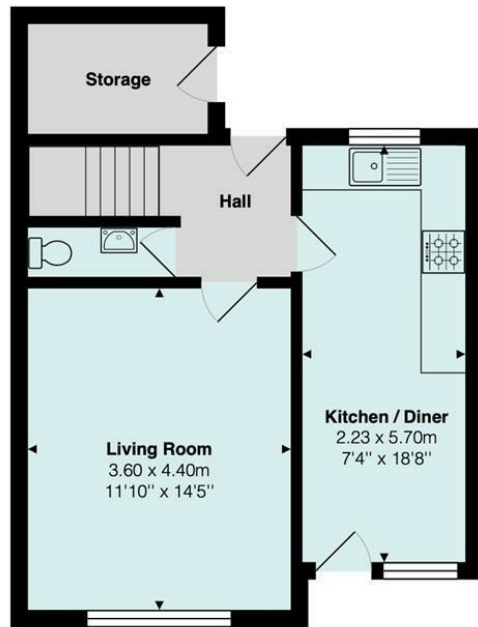
One of the standout features of this property is the expansive private garden, offering a serene outdoor space for gardening, play, or simply enjoying the fresh air. The maisonette's location is particularly advantageous, being just one mile from Abbey Wood station, which provides excellent transport links for commuters. Additionally, the area boasts a fantastic selection of local schools and shops, making daily life both convenient and enjoyable.

For those who appreciate the outdoors, the nearby Southmere Lake and parks, including Crossway and Southmere Parks, provide ample opportunities for leisurely strolls, picnics, and recreational activities. This property is not just a home; it is a lifestyle choice that combines comfort, convenience, and community. Don't miss the chance to make this charming maisonette your own.

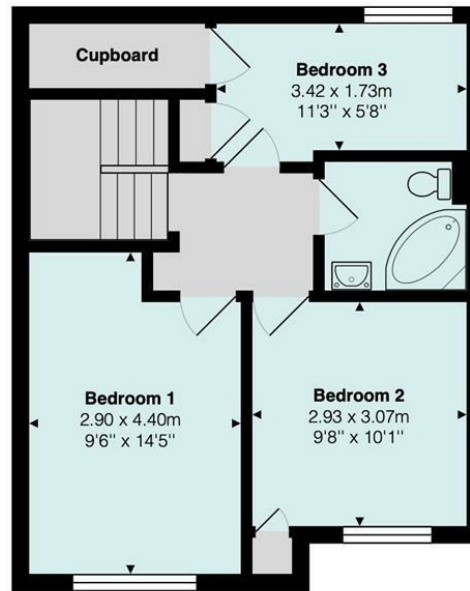
Available end of august  
deposit: £2250







**Ground Floor**  
Area: 40.6 m<sup>2</sup> ... 437 ft<sup>2</sup>



**First Floor**  
Area: 43.6 m<sup>2</sup> ... 469 ft<sup>2</sup>

Total Area: 84.2 m<sup>2</sup> ... 906 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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