

Westmount Estates



Westmount Road, London, SE9 1XX

Asking Price £250,000

Westmount Estates have pleasure in offering this GROUND floor two bedroom retirement flat. Offered with no forward chain the accommodation comprises of an open plan lounge and kitchen, two well appointed bedrooms and a modern three piece bathroom. Situated within close proximity of local shops and bus routes. Greenwich borough council tax band C. EPC rating.

ENCLOSED ENTRANCE

An entry phone system to a communal entrance hall, wooden door to.

ENTRANCE HALL

Solid wooden door, centre light point, coved ceiling, radiator, door to a storage cupboard with enclosed boiler.

LOUNGE



A double glazed window to front, radiator, entry phone system, storage cupboard, coved ceiling, open to a modern fitted kitchen.

KITCHEN



A range of eye and base units, laminate work surface, single sink unit with stainless steel drainer and mixer taps, space for a free standing oven, plumbing for washing machine, coved ceiling, three way centre spotlight, door to an inner lobby area.

INNER LOBBY AREA



A double glazed sliding patio door for access to the front.

BEDROOM ONE



A double glazed bay window to front, coved ceiling, centre light point, radiator, floor to ceiling mirrored wardrobe to one wall.

BEDROOM TWO



A double glazed window to rear, radiator, coved ceiling, centre light point.

BATHROOM



A three piece suite comprising a walk in double width shower with wall mounted power shower and screen, vanity wash hand basin, low flush w/c, double glazed frosted window to rear, tiled walls, centre light point, tiled walls, centre light point, towel rail radiator.

FRONTAGE



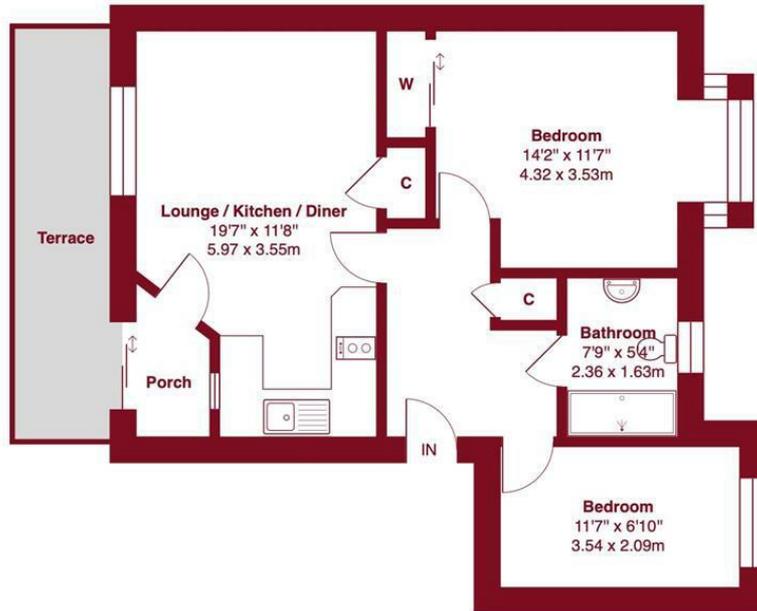
A picket fence to front, block paved patio area.

Floor Plan



Westmount Road, SE9

Approximate Gross Internal Area = 619 sq ft / 57.5 sq m

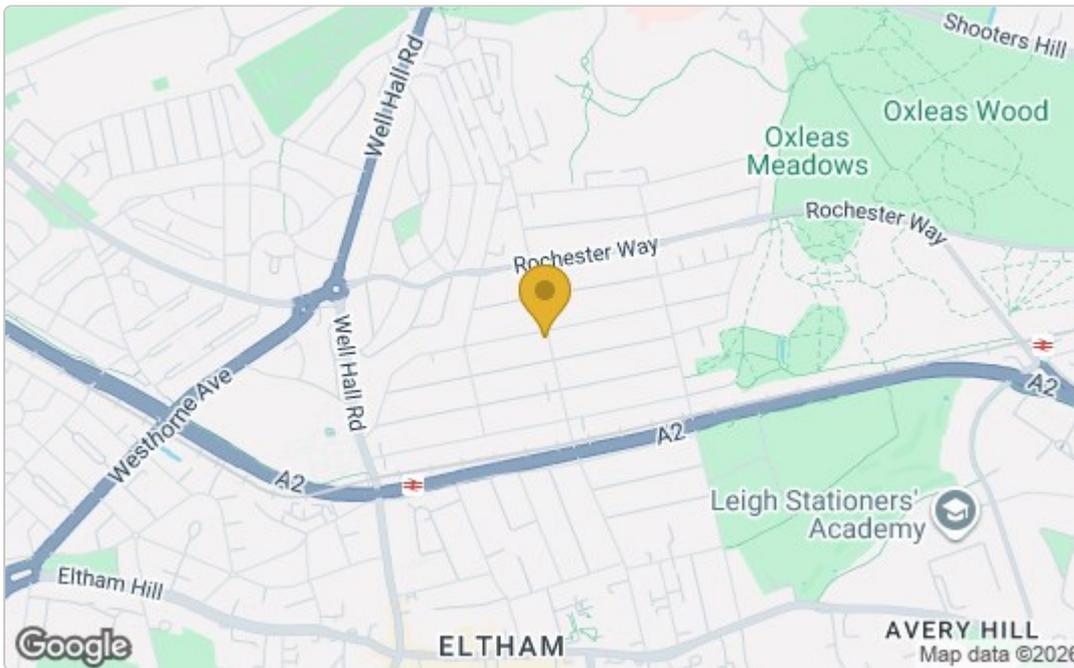


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Ground Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By www.Prime Square Photography.com / Copyright 2026

Area Map



Energy Efficiency Graph

| 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 | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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