



Westmount Road, London, SE9 1XA

**Asking Price £205,000**

Situated on the first floor of this purpose built block is this well presented, well proportioned ONE double bedroom flat. Arranged to provide: entrance hall, reception room, kitchen, double bedroom and bathroom.

The property boasts double glazing and central heating and is located within easy reach of Eltham mainline train station which boasts a fast and frequent service into a number of London termini including London Bridge, Waterloo East, Charing Cross and London Victoria. Offered to the market with no forward chain. Viewing by appointment only. EPC rating C. Leasehold with approx. 115 year unexpired. Service charge £2,115.86 per annum, ground rent £100.00 per annum.

## COMMUNAL ENTRANCE HALL

Communal Entrance door with stairs leading up to each floor.

## ENTRANCE HALL

Wooden entrance door, inset ceiling spotlights, doors to each room, built in storage cupboard housing washing machine and meters, Amtico herringbone flooring.

## RECEPTION ROOM



Double glazed window to front, inset ceiling spot lights, radiator, Amtico herringbone flooring.

## KITCHEN



Fitted with a matching range of wall and base units with worktop over, stainless steel circular sink with mixer tap, splash backs. Built in electric oven and four ring electric hob. Integrated fridge freezer, space for slimline dishwasher. Multi point centre light point, radiator, built in storage cupboard housing wall mounted boiler, Amtico herringbone flooring.

## BEDROOM ONE



Double glazed window to rear, inset ceiling spotlights, radiator, built in wardrobes, carpet as laid.

## BATHROOM



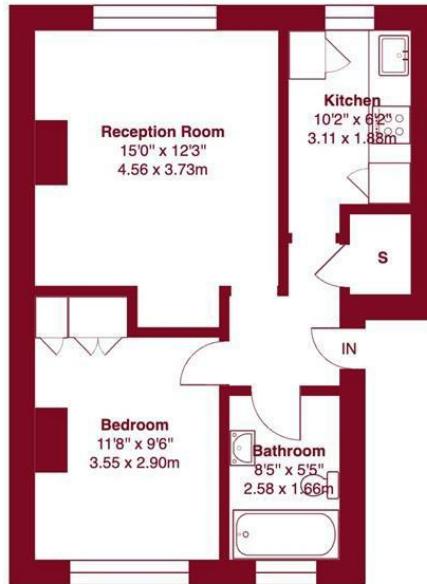
Fitted three piece suite comprising: paneled bath with mixer tap, glass shower screen and electric shower over, vanity wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to rear, heated towel rail, tiled walls and Amtico flooring.

# Floor Plan



## Westmount Road, SE9

Approximate Gross Internal Area = 458 sq ft / 42.5 sq m



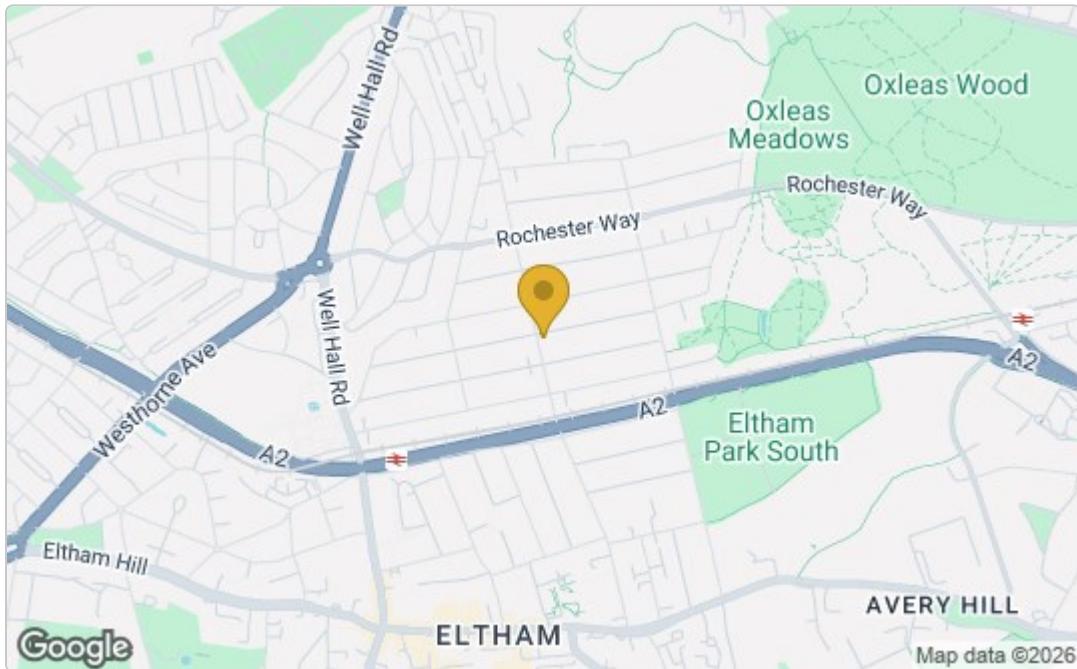
First Floor

Westmount Estates

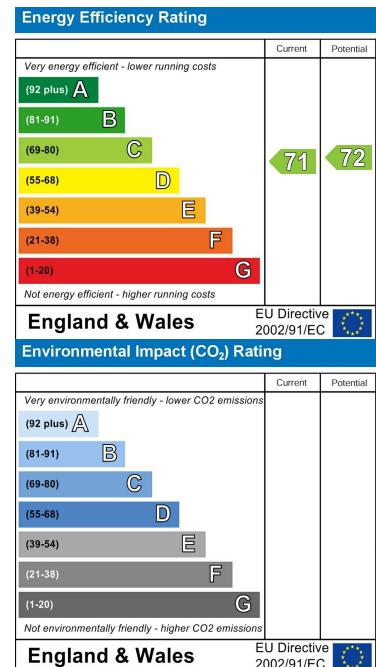
This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant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

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## Area Map



## Energy Efficiency Graph



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