

# Westmount Estates



Friars Mews, London, SE9 1HR

**Asking Price £280,000**

Offered to the market with NO FORWARD CHAIN is this well presented TWO bedroom ground floor flat in this sought after retirement development exclusively for the over 60's. Internally the property is arranged to provide a spacious entrance hall allowing access to a reception room, TWO double bedrooms and a shower room with modern three piece suite, the kitchen is accessed via the reception room. Conveniently located for access to Eltham High Street and a plethora of local transport facilities servicing central London, Kent and beyond. An internal viewing comes highly recommended. EPC rating C. Leasehold with approx 149 years unexpired. Service charges £302.91 per month. Council tax Greenwich band C.

## ENTRANCE HALL

Wooden entrance door, coving to ceiling, two centre light points, electric storage heater, two built in storage cupboards, carpet as laid.

## RECEPTION ROOM



Double glazed bay window to front with bespoke window shutters, coving to ceiling, centre light point, electric storage heater, carpet as laid.

## KITCHEN



Fitted with a matching range of wall and base units with worktop space over. Integrated fridge freezer, under counter dishwasher and washing machine. Built in electric oven and four ring electric hob with extractor hood over. Double glazed window to side, coving to ceiling, centre light point, partly tiled walls, vinyl flooring.

## BEDROOM ONE



Double glazed window to front with bespoke window shutters, coving to ceiling, built in wardrobe, centre light point, electric storage heater, carpet as laid.

## BEDROOM TWO

Double glazed window to front with bespoke window shutters, coving to ceiling, centre light point, electric storage heater, carpet as laid.

## SHOWER ROOM



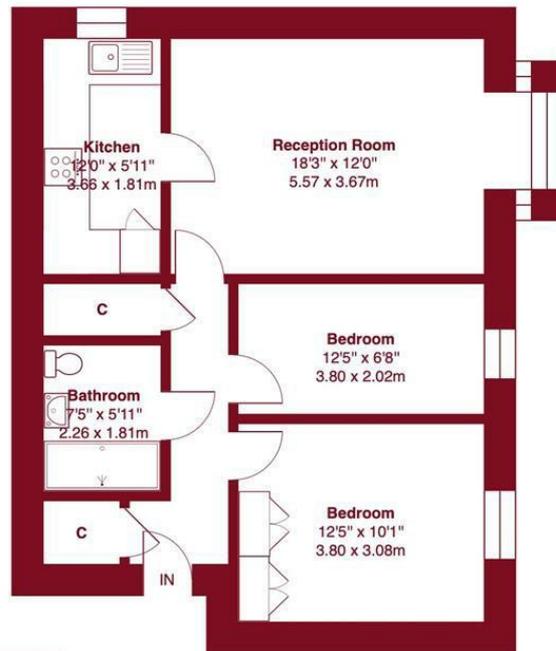
Three piece suite comprising: double walk in shower cubical with electric shower, vanity wash hand basin with mixer tap and low level flush W.C. with concealed cistern. Heated towel rail, centre light point, partly tiled walls, vinyl flooring.

# Floor Plan



## Friars Mews, SE9

Approximate Gross Internal Area = 648 sq ft / 60.2 sq m

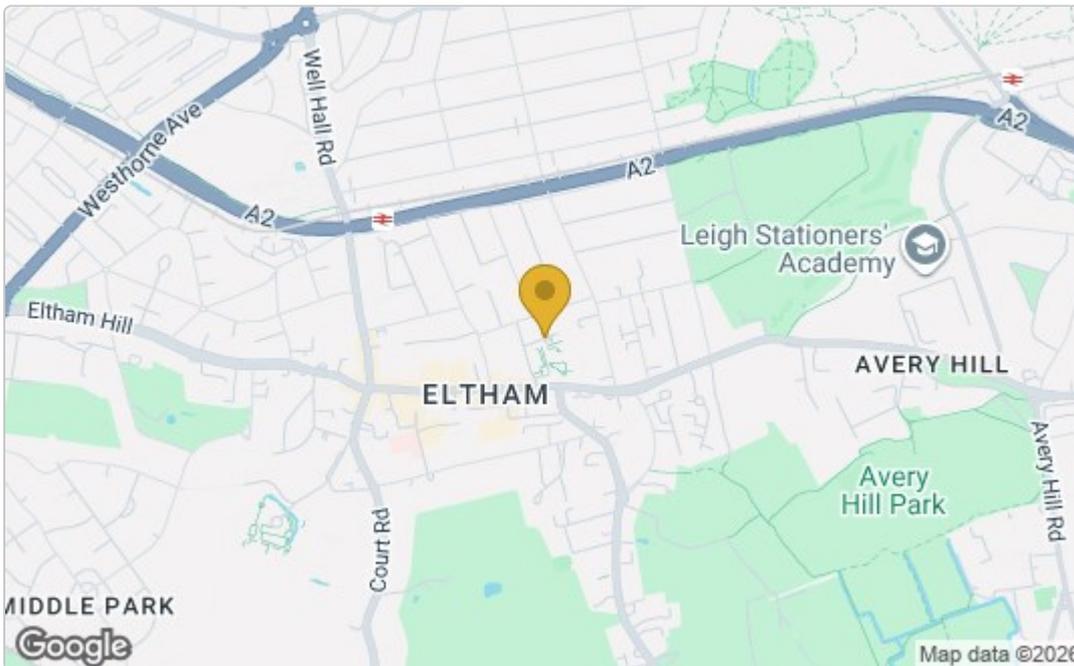


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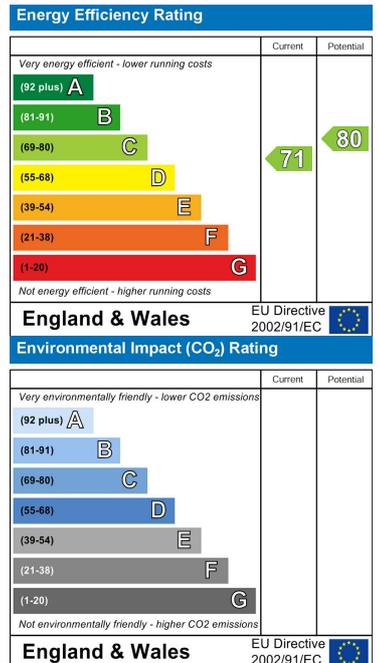
Ground Floor

This floor plan was produced using RICS measurements standards 2nd edition. 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.primesquarephotography.com / Copyright 2026

## Area Map



## Energy Efficiency Graph



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