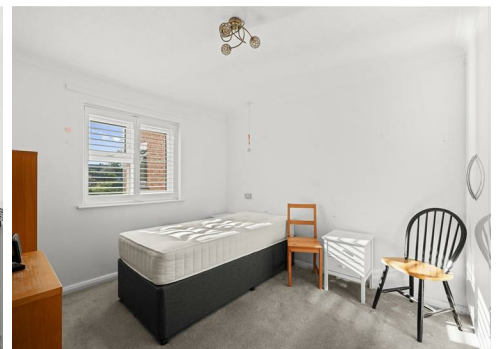




19 Friars Mews, London, SE9 1HR

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.



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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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100% A		92-100% 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

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.