

# Westmount Estates



Well Hall Road, London, SE9 6DB

**Asking Price £260,000**

Offered with no onward chain. Westmount Estates have pleasure in offering this ONE bedroom purpose built third floor apartment. a communal hall with lift access to the property where there is an open plan lounge with a balcony, a modern fitted kitchen, larger than average bedroom and three piece bathroom suite. To the ground floor there is an allocated parking space. Centrally located for both Eltham High Street and mainline station. Greenwich council tax band B. EPC rating C. Unexpired lease approx. 110 years, service charge £1,787.52 Ground Rent £200.00.

## COMMUNAL ENTRANCE

Access via a key fob and video entry, to communal hallway, lift to third floor.

## ENTRANCE

A wooden door to the entrance hall.

## ENTRANCE HALL

Radiator, laminate flooring, door housing a wall mounted boiler and storage cupboard. video entry system, centre light point.

## LOUNGE



Laminate flooring, radiator, centre light point, French patio doors for access to the balcony, open plan to the kitchen.

## KITCHEN



A range of eye and base units, roll top work surface, built in oven with four ring gas hob, extractor fan over, single sink unit with stainless steel drainer and mixer taps, plumbing for a washing machine, integrated fridge freezer and dishwasher, tiled surround, four way centre spotlight, laminate flooring.

## BEDROOM ONE



A double glazed window to front, radiator, centre light point, built in double wardrobe to one wall.

## BATHROOM



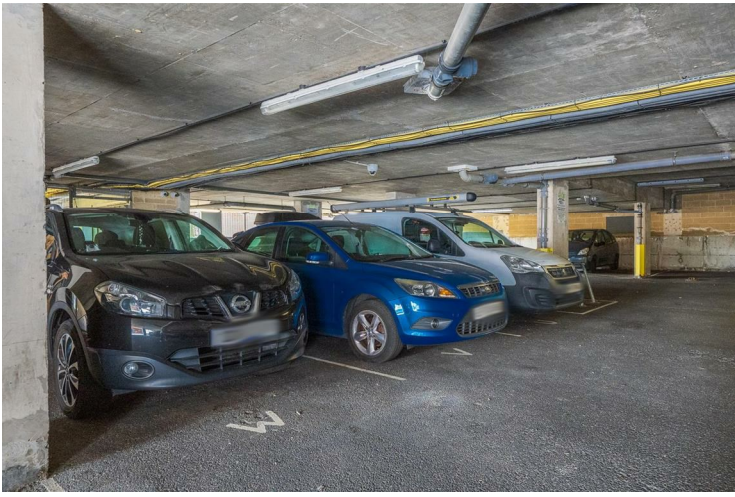
A three piece suite comprising panel enclosed bath with mixer taps and shower attachment and glass screen, suspended wash hand basin, low flush w/c, tiled walls, mirrored tiles to one wall, radiator, vinyl flooring, centre light point and extractor fan.

## BALCONY



A balcony with space for table and chairs, power point.

## ALLOCATED PARKING SPACE

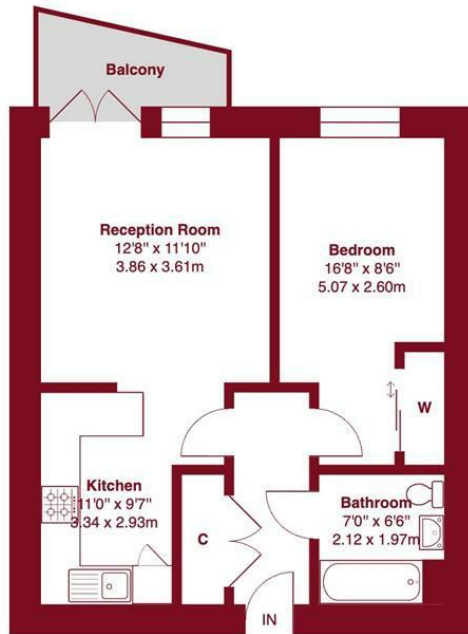


Underground allocated parking space.



# Well Hall Parade, SE9

Approximate Gross Internal Area = 505 sq ft / 46.9 sq m

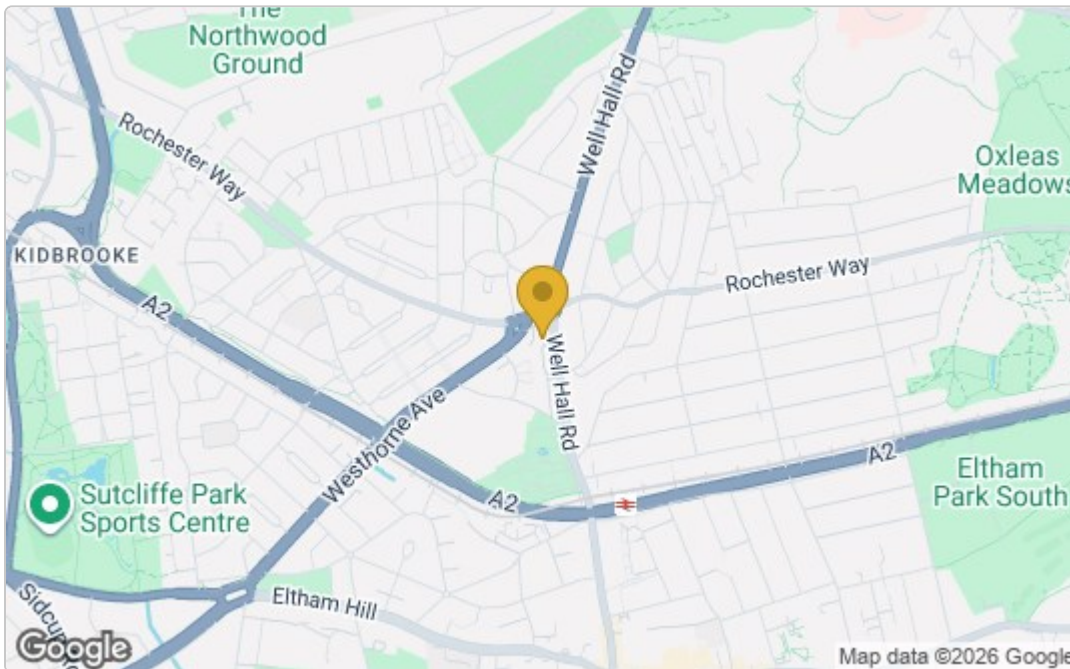


Third Floor



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.  
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## Area Map



## Energy Efficiency Graph

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>		80	80
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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