Westmount Estates









Elderslie Road, London, SE9 1UE

Asking Price £250,000

GUIDE PRICE £250,000 TO £265,000. Located on this popular and sought after road and within close proximity of both Eltham High Street and Eltham Park South is his well proportioned TWO bedroom split level flat. Internally the property is arranged to provide: Reception room with Juliet balcony and kitchen to the ground floor and TWO double bedrooms and bathroom to the first floor. Eltham mainline train station is within close proximity and offers a fast and frequent service into numerous London Termini. Leasehold with approx 93 years unexpired. Service charges approx £1,400.00 P/A. Ground Rent £10.00 P/A. Viewing by appointment only.

ENTRANCE PORCH
Double glazed entrance door with frosted glass, tiled flooring.

ENTRANCE HALL
Composite entrance door, centre light point, radiator, built in storage cupboard, laminate flooring.

RECEPTION ROOM



Double glazed double doors to rear with Juliet balcony, double glazed window to rear. Centre light point, radiator, built in storage cupboard, laminate flooring.

KITCHEN



Fitted with a matching range of wall and base units with worktop over, stainless steel sink and drainer with mixer tap. Space for fridge freezer, washing machine and four rind freestanding electric cooker. Partly tiled walls, vinyl flooring.

FIRST FLOOR LANDING
Access to loft space, centre light point, built in storage cupboard, doors to all rooms, carpet as laid.

BEDROOM ONE



Double glazed window to rear, centre light point, radiator, carpet as laid.

BEDROOM TWO



Double glazed window to front, centre light point, radiator, laminate flooring.

BATHROOM



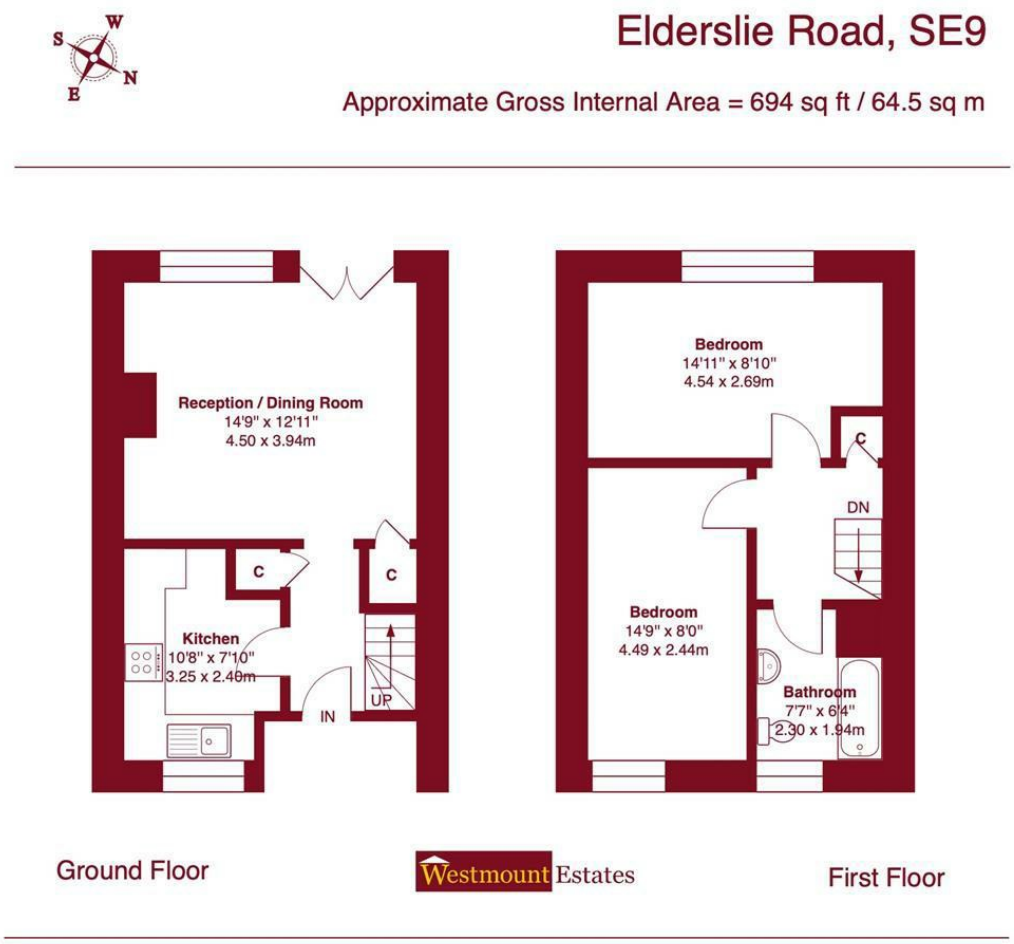
Fitted three piece suite comprising: paneled bath with mixer tap including shower hear and glass shower screen, pedestal wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to front, partly tiled walls, centre light point, radiator, vinyl flooring.

COMMUNAL GROUNDS



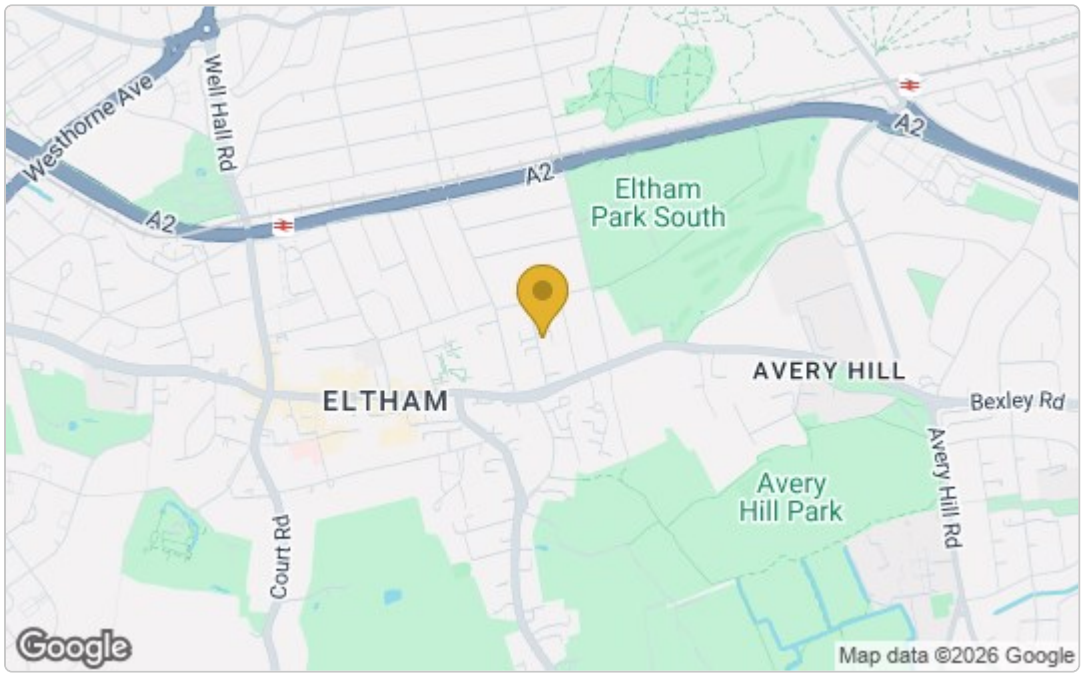
A well kept lawned area with storage.

Floor Plan

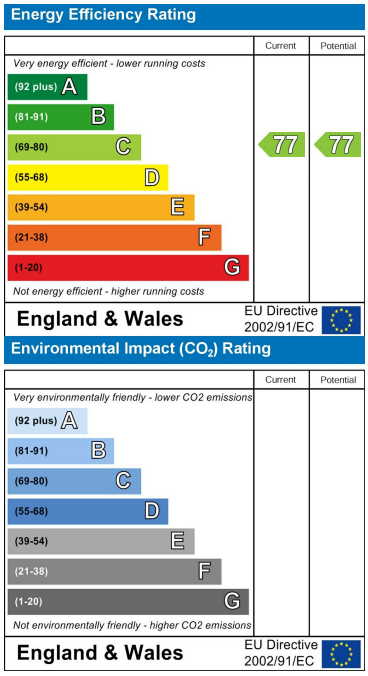


This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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