

# Westmount Estates



Eltham High Street, London, SE9 1TY

**Asking Price £185,000**

Situated at the top end of Eltham High Street comes this one bedroom second floor flat. Internally the property boasts larger than average rooms with a modern fitted kitchen and bathroom. Sizeable lounge and double bedroom. This property would be an ideal first time purchase or anybody looking for a good rental return. Greenwich Council tax band C. EPC rating D. Lease 87 years.

## ENTRANCE

A communal entrance hall with stairs to the second floor, half landing, double glazed sash window to the rear. Door to the entrance hall.

## ENTRANCE HALL

Coved ceiling, entry phone system, hatch to roof, centre light point.

## LOUNGE



Two double glazed sash windows to front, radiator, coved ceiling, centre light point.

## FITTED KITCHEN



A modern fitted kitchen with a range of eye and base units, wooden work surface, built in oven with a four ring halogen hob, plumbing for washing machine, single sink unit with stainless steel drainer and mixer taps, radiator, laminate flooring, double glazed sash window to front, integrated fridge freezer, tiled surround, inset spotlights.

## BEDROOM ONE



A double glazed sash window to rear, radiator, coved ceiling, centre light point.

## BATHROOM



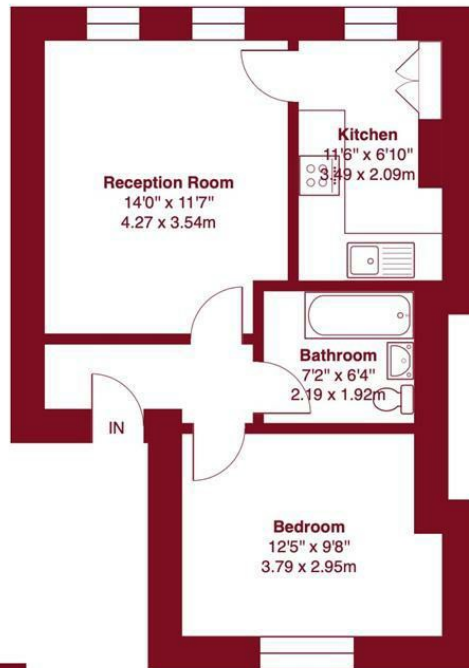
A three piece suite suite comprising panel enclosed bath, wall mounted power shower with glass screen, vanity wash hand basin, low flush w/c, extractor fan, coved ceiling, half tiled walls, inset spotlights, radiator, laminate flooring.

# Floor Plan



## High Street, SE9

Approximate Gross Internal Area = 453 sq ft / 42.1 sq m

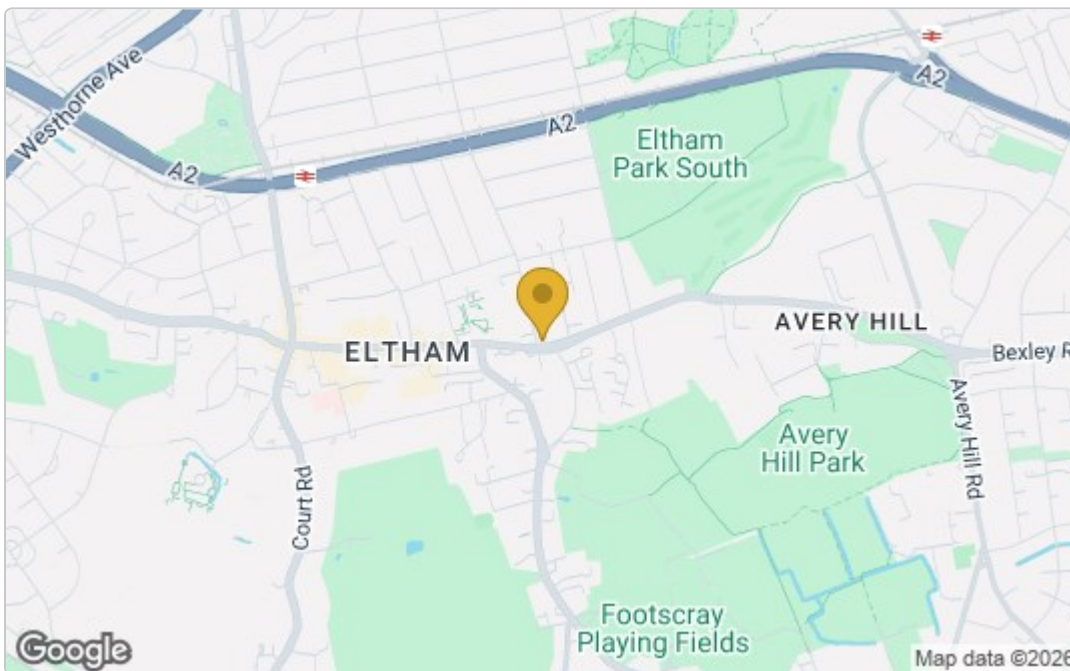


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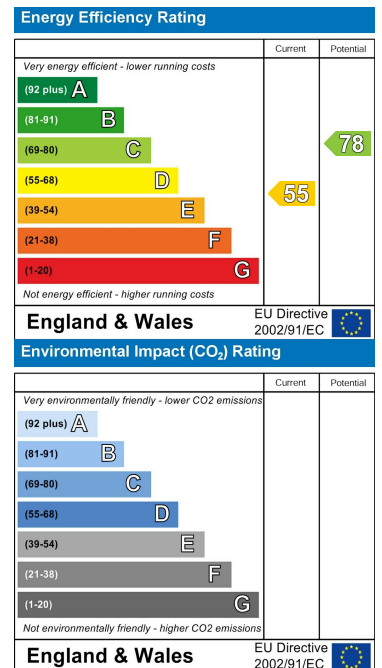
Second Floor

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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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