

# Westmount Estates



Arbroath Road, London, SE9 6RN

**£2,750 PCM**

Westmount Estates are delighted to offer this beautifully presented three-bedroom detached family home which has thoughtfully been modernised to a high standard throughout.

The property boasts a bright and welcoming lounge which flows seamlessly into the dining room, providing an excellent space for family living and entertaining. A stylish newly fitted kitchen and third bedroom complements the ground floor accommodation, while upstairs offers two well-proportioned bedrooms and a contemporary bathroom featuring a sleek walk-in shower.

In addition, the home benefits from a spacious garage and an attractive corner-positioned rear garden. Enjoying a high degree of privacy and an abundance of natural sunlight, a perfect setting for relaxation.

**ENTRANCE**

**PORCH WAY**

**ENTRANCE HALL**

**FRONT ROOM TO OPEN PLAN LIVING ROOM**



**SECOND RECEPTION ROOM**



**KITCHEN**



**DOWNSTAIR BEDROOM/OFFICE ROOM**



**STAIRS AND LANDING**

**BEDROOM ONE**



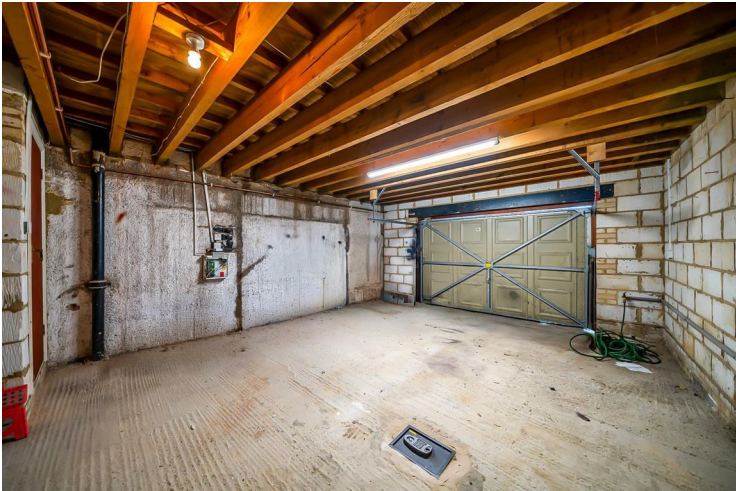
**BEDROOM TWO**



**BATHROOM**



**GARAGE**

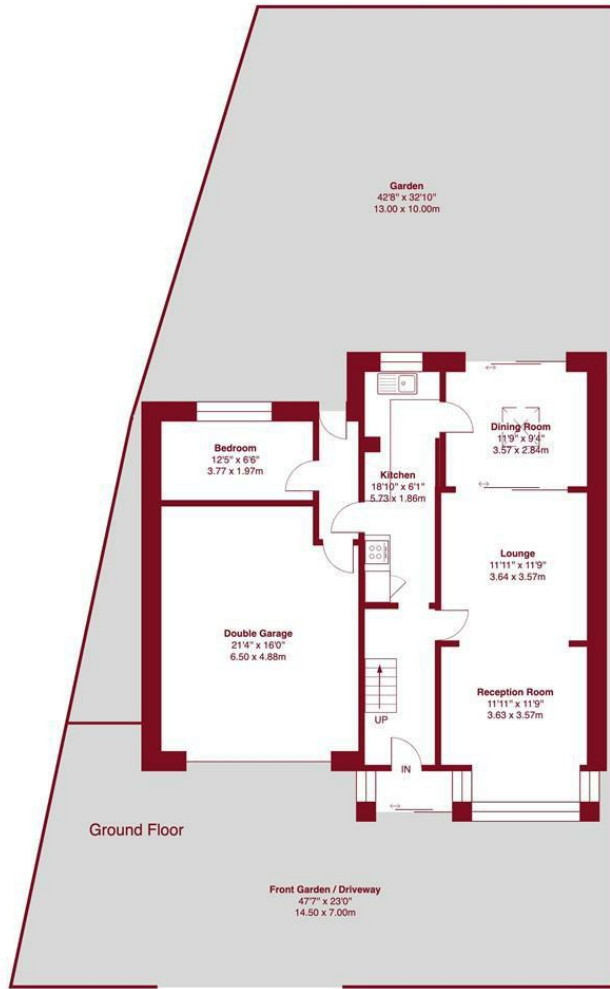


**REAR GARDEN**



**DRIVEWAY**

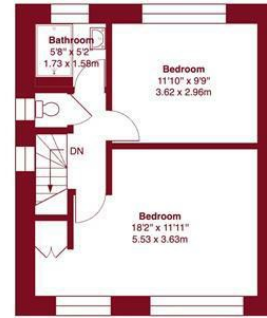
# Floor Plan



Arbroath Road, SE9

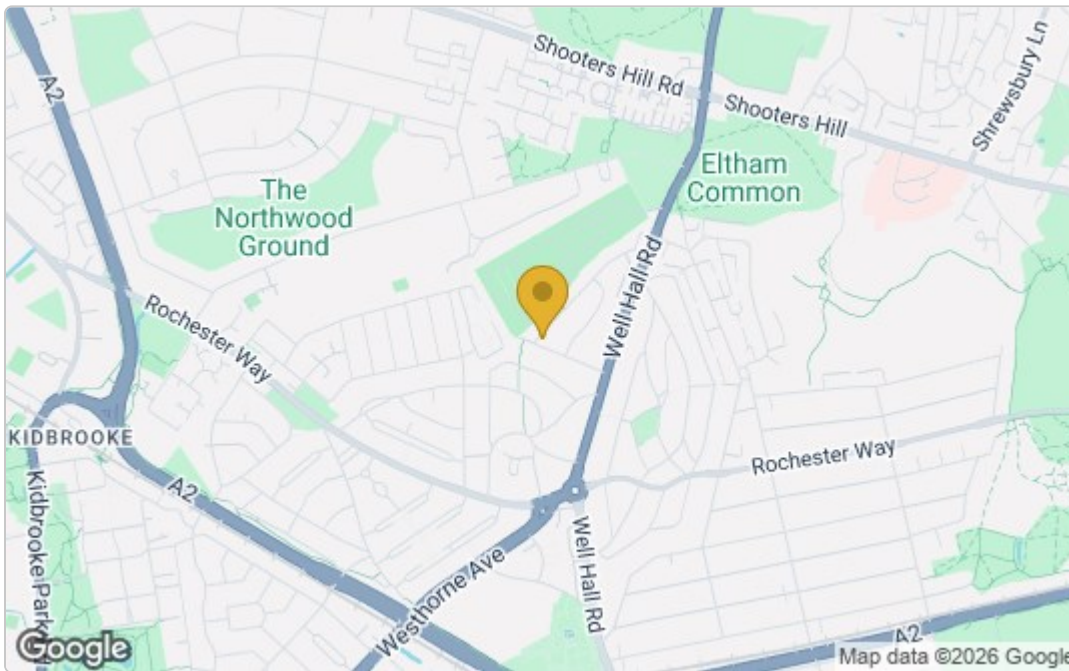
Approximate Gross Internal Area:  
1501 sq ft / 139.4 sq m  
(including garage)

**Westmount** Estates

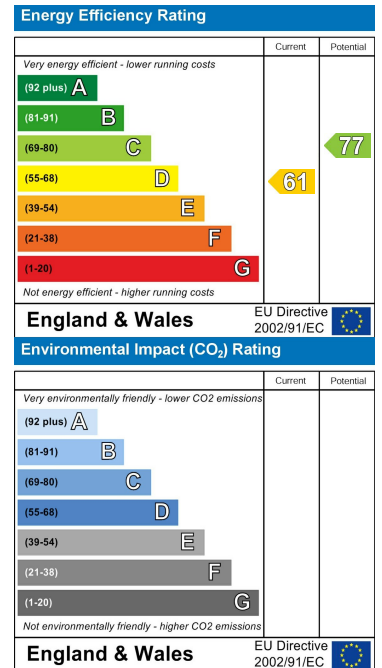


This floor plan was produced using RICS measurements standards 2nd edition. For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By www.primrosephotography.com / Copyright 2025

# Area Map



# Energy Efficiency Graph



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