



150b Westmount Road, London, SE9 1XA Asking Price £205,000

Situated on the first floor of this purpose built block is this well presented, well proportioned ONE double bedroom flat. Arranged to provide: entrance hall, reception room, kitchen, double bedroom and bathroom. The property boasts double glazing and central heating and is located within easy reach of Eltham mainline train station which boasts a fast and frequent service into a number of London termini including London Bridge, Waterloo East, Charing Cross and London Victoria. Offered to the market with no forward chain. Viewing by appointment only. EPC rating C. Leasehold with approx. 115 year unexpired. Service charge £2,115.86 per annum, ground rent £100.00 per annum.



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COMMUNAL ENTRANCE HALL

Communal Entrance door with stairs leading up to each floor.

ENTRANCE HALL

Wooden entrance door, inset ceiling spotlights, doors to each room, built in storage cupboard housing washing machine and meters, Amtico herringbone flooring.

RECEPTION ROOM

Double glazed window to front, inset ceiling spot lights, radiator, Amtico herringbone flooring.

KITCHEN

Fitted with a matching range of wall and base units with worktop over, stainless steel circular sink with mixer tap, splash backs. Built in electric oven and four ring electric hob. Integrated fridge freezer, space for slimline dishwasher. Multi point centre light point, radiator, built in storage cupboard housing wall mounted boiler, Amtico herringbone flooring.

BEDROOM ONE

Double glazed window to rear, inset ceiling spotlights, radiator, built in wardrobes, carpet as laid.

BATHROOM

Fitted three piece suite comprising: paneled bath with mixer tap, glass shower screen and electric shower over, vanity wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to rear, heated towel rail, tiled walls and Amtico 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

Energy Efficiency Rating: 71 (Current), 72 (Potential)
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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.