



**Pullman Place, London SE9 6EG**

**Asking Price £250,000**



Forming part of this EXCLUSIVE PRIVATE DEVELOPMENT with the benefit of NO FORWARD CHAIN is this spacious ONE BEDROOM TOP FLOOR APARTMENT. Located within a stones throw to Eltham Train Station, town centre and the highly popular Tudor Barn, this property is a commuters dream and would make the perfect first time purchase and investment alike. The property offers a sizeable lounge dining area, large double bedroom, kitchen and bathroom. Further benefits include plenty of storage, ALLOCATED PARKING, secure entry phone system and use of communal gardens. Properties on Pullman Place are rare to the market and an internal viewing comes highly recommended. Below detail is to the best of our Knowledge: Leasehold with 96 years remaining, Service Charges approximately £1,250 per year, Council Tax Band C, EPC Grade D.

## RECEPTION ROOM

13'5" x 11'4" (4.10 x 3.46)

Double glazed window to front, wood flooring, spotlights.

## BEDROOM

13'5" x 9'3" (4.10 x 2.82)

Double glazed window to front, wood flooring, spotlights.

## KITCHEN

8'2" x 7'9" (2.49 x 2.38)

Double glazed window to rear, fitted wall and base units. partly tiled walls, tiled floor, integrated hob and oven, extractor, space for washing machine and dishwasher, sink with mixer tap, spotlights.

## BATHROOM

Frosted double glazed window to rear, tiled floor, fully tiled walls, panelled bath with mixer tap and shower over, toilet, sink with mixer tap.

## ENTRANCE HALL

Doors leading to all rooms, wood flooring, storage cupboard.

## FRONT

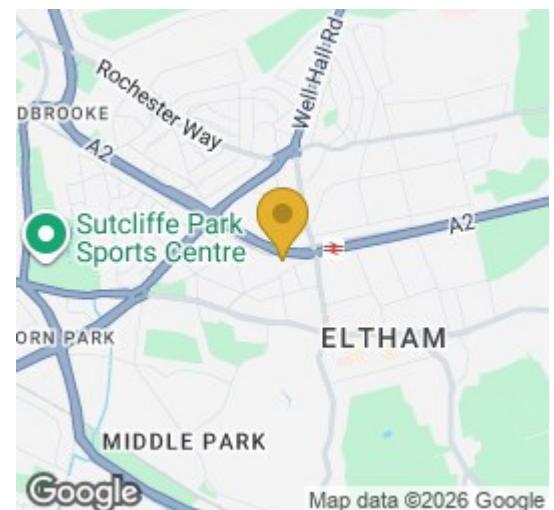
Communal landscaped gardens, secure entry phone system.

## REAR

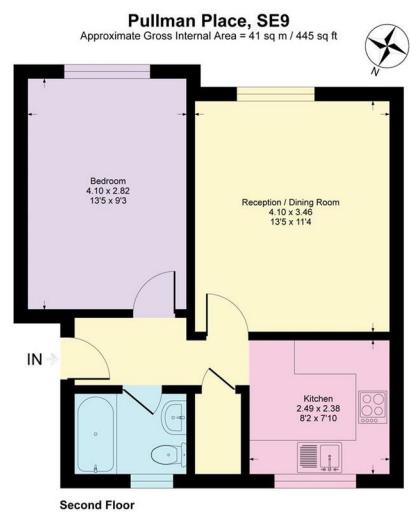
Allocated parking, visitor parking.

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.

## Area Map



## Floor Plan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced by Planpix

## Energy Efficiency Graph

