



Ladysmith Road, London, SE9 5BW

Asking Price £325,000

Welcoming to the market this well presented, well proportioned TWO bedroom first floor flat in this sought after block. Internally the property is arranged to provide a spacious reception room with direct access to a private balcony, kitchen, TWO bedrooms, bathroom and separate W.C. The property also boasts a garage en block. Ideally situated for access to Eltham High Street and Eltham & New Eltham Mainline train stations. Offered to the market with no forward chain. Council Tax Greenwich band C. Leasehold aprox 935 years unexpired. Service Charges £100 per month. Viewing by appointment only. EPC rating D.

COMMUNAL ENTRANCE HALL

Communal entrance door with stairs leading the the first floor.

ENTRANCE HALL

Partly glazed entrance door, entry phone system, electric storage heater centre light point, carpet as laid.

RECEPTION ROOM



Double glazed windows to front and rear with double glazed door to rear leading to balcony, two centre light points, electric fire with wooden mantle piece over, electric storage heater, carpet as laid.

KITCHEN



Fitted with a matching range of wall and base units with work surface over, sink and drainer with mixer tap. Built in electric oven and four ring gas hob with extractor hood over. Space for slimline dishwasher and fridge freezer (with an adaptation of removing the full height cupboard). Integrated washing machine. Double glazed window to front, partly tiled walls, vinyl tiled flooring.

BEDROOM ONE



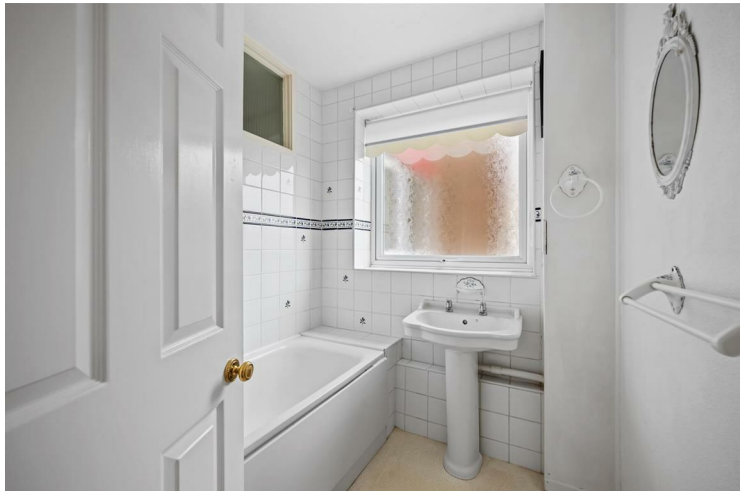
Double glazed window to rear, centre light point, electric storage heater, carpet as laid.

BEDROOM TWO



Double glazed window to rear, centre light point, electric storage heater, carpet as laid.

BATHROOM



Fitted with a paneled bath with glass shower screen, mixer tap with shower attachment, pedestal wash hand basin. Frosted double glazed window to front. Partly tiled walls, centre light point, vinyl flooring.

SEPARATE W.C.



Frosted double glazed window to front, low level flush W.C. centre light point, Vinyl flooring.

BALCONY



Private balcony accessed via the reception room with views across the well maintained communal gardens.

GARAGE EN BLOC



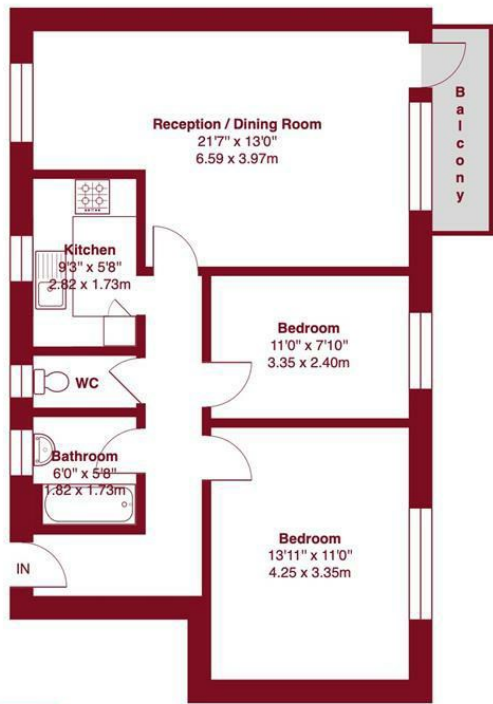
Up and over door.

Floor Plan



Ladysmith Road, SE9

Approximate Gross Internal Area = 699 sq ft / 64.5 sq m

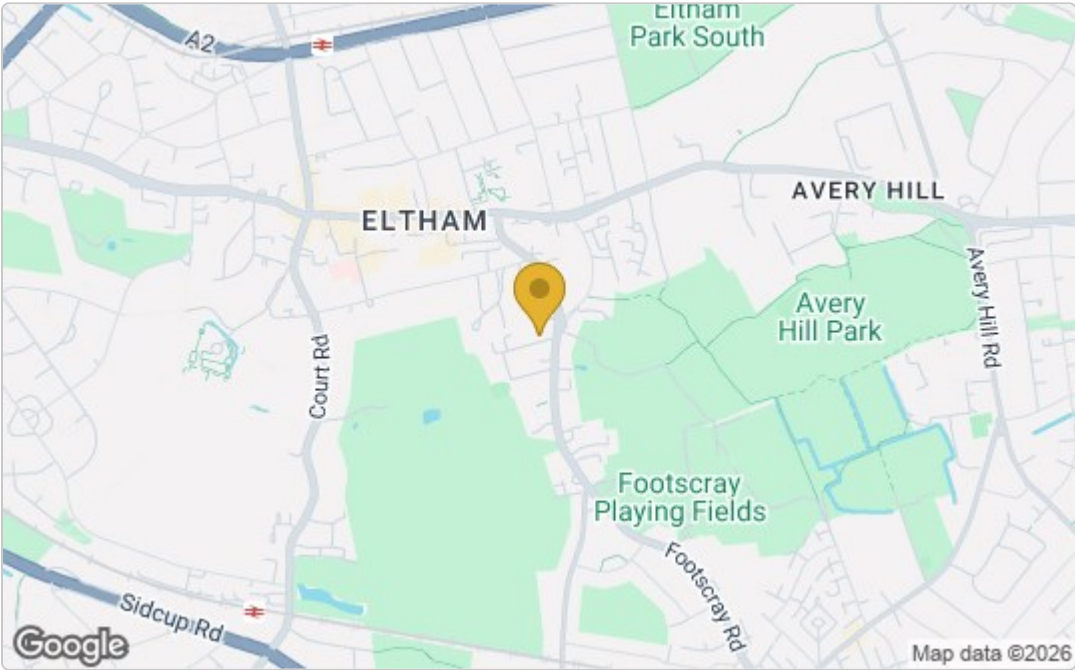


Westmount Estates

First Floor

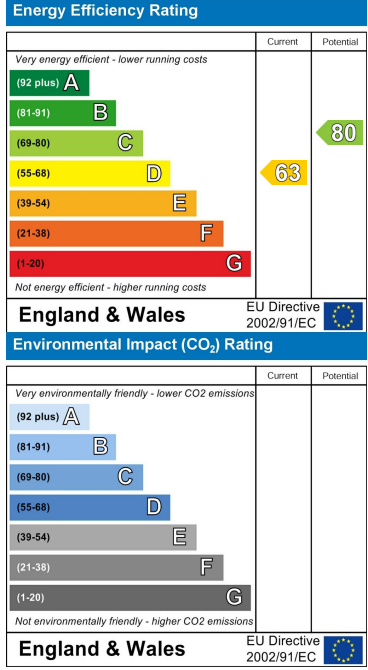
This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors. By www.Prime Square Photography.com / Copyright 2025

Area Map



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.

Energy Efficiency Graph



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