

# Westmount Estates



Pullman Place, London, SE9 6EG

**Asking Price £299,950**

Offered with no forward chain comes this well presented TWO bedroom first floor purpose built flat. Internally the accommodation comprises of a sizeable lounge, two well appointed bedrooms a modern fitted kitchen with room for a breakfast table and a modern three piece bathroom suite. To the front there is an allocated parking space. Situated within this quiet cul-de sac just a short walk to Eltham High Street and mainline station this property would make an ideal first time buy. Greenwich council tax band D. EPC rating D. Leasehold 999 years from 1994 (967 unexpired). Service charges £2,000 per annum. Ground Rent £100.00 per annum.



## ENTRANCE

A communal entrance hall and stairs to first floor.

## ENTRANCE HALL

A wooden front door to the entrance hall. laminate flooring, three storage cupboards, entry phone system, three way centre spotlight.

## LOUNGE



A double glazed window to front, coved cornice, centre light point.

## FITTED KITCHEN



A range of eye and base units, laminate work surface with tiled surround, free standing double oven with hob, plumbing for washing machine, space for a free standing fridge freezer, laminate flooring, space for a breakfast table, extractor fan, built in storage cupboard, single sink unit with mixer taps and drainer, double glazed window to side.

## BEDROOM ONE



A double glazed window to front, centre light point.

## BEDROOM TWO



A double glazed window to front, centre light point.

## BATHROOM



A three piece suite comprising panel enclosed bath with mixer and shower attachment, glass screen, tiled walls, vanity wash hand basin, low flush w/c, extractor fan, medicine cabinet, centre light point.

## EXTERNAL

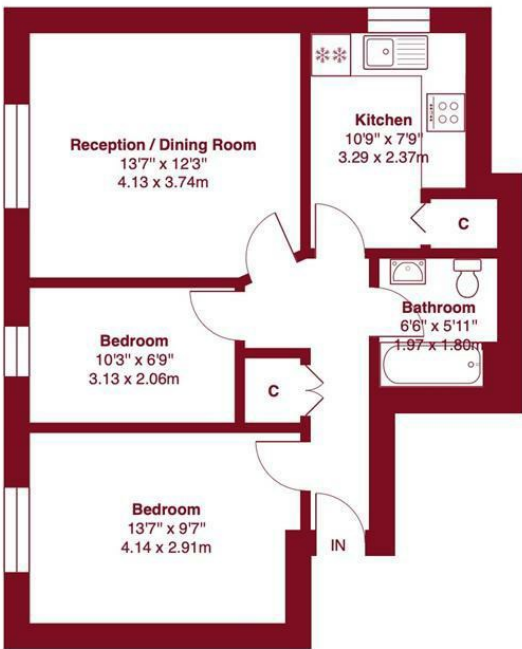
An allocated parking space and bin storage area.

Floor Plan



Pullman Place, SE9

Approximate Gross Internal Area = 585 sq ft / 54.4 sq m

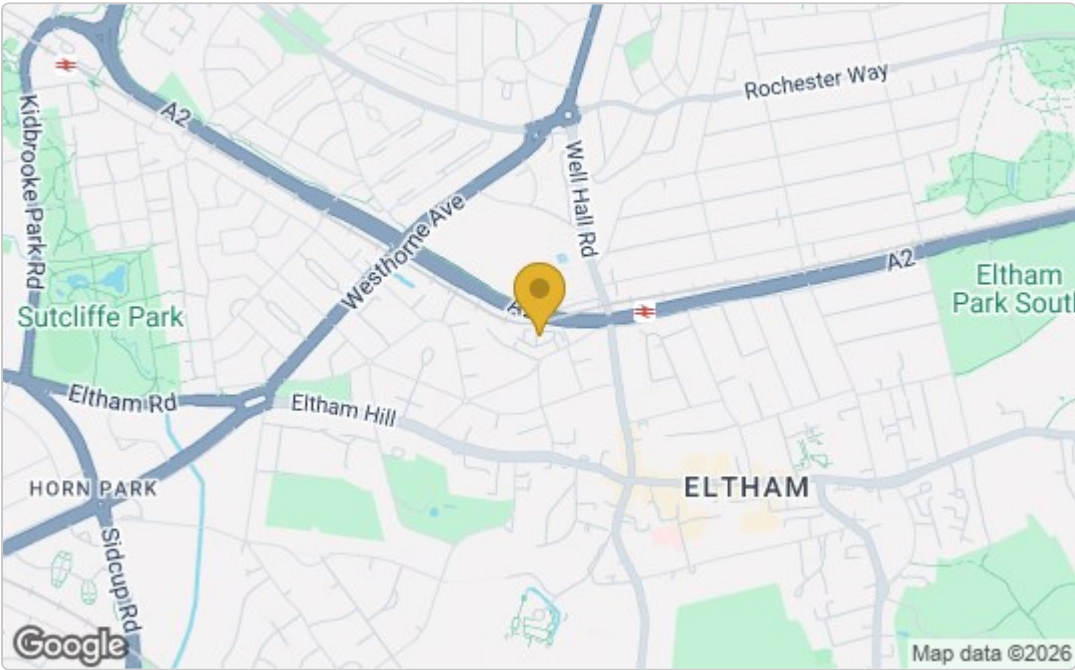


First Floor

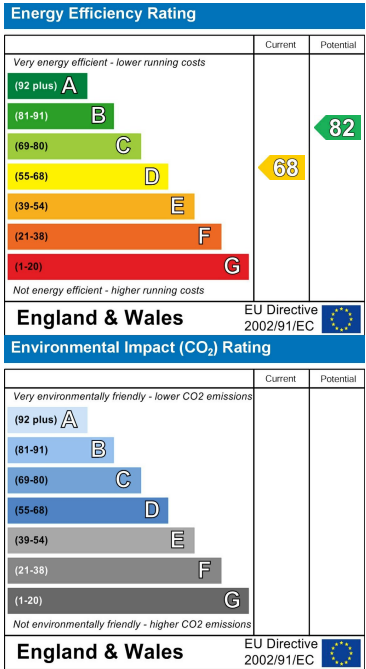


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant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

Area Map



Energy Efficiency Graph



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