

# Westmount Estates



Westmount Road, London, SE9 1XX

**Asking Price £240,000**

Westmount Estates have pleasure in offering this GROUND floor two bedroom retirement flat. Offered with no forward chain the accommodation comprises of an open plan lounge and kitchen, two well appointed bedrooms and a modern three piece bathroom. Situated within close proximity of local shops and bus routes. Greenwich borough council tax band C. EPC rating C. Leasehold approx 87 Years unexpired.

Service charges £3,220.00 per annum. No ground rent.

## ENCLOSED ENTRANCE

An entry phone system to a communal entrance hall, wooden door to.

## ENTRANCE HALL

Solid wooden door, centre light point, coved ceiling, radiator, door to a storage cupboard with enclosed boiler.

## LOUNGE



A double glazed window to front, radiator, entry phone system, storage cupboard, coved ceiling, open to a modern fitted kitchen.

## KITCHEN



A range of eye and base units, laminate work surface, single sink unit with stainless steel drainer and mixer taps, space for a free standing oven, plumbing for washing machine, coved ceiling, three way centre spotlight, door to an inner lobby area.

## INNER LOBBY AREA



A double glazed sliding patio door for access to the front.

## BEDROOM ONE



A double glazed bay window to front, coved ceiling, centre light point, radiator, floor to ceiling mirrored wardrobe to one wall.

## BEDROOM TWO



A double glazed window to rear, radiator, coved ceiling, centre light point.

## BATHROOM



A three piece suite comprising a walk in double width shower with wall mounted power shower and screen, vanity wash hand basin, low flush w/c, double glazed frosted window to rear, tiled walls, centre light point, tiled walls, centre light point, towel rail radiator.

## FRONTAGE



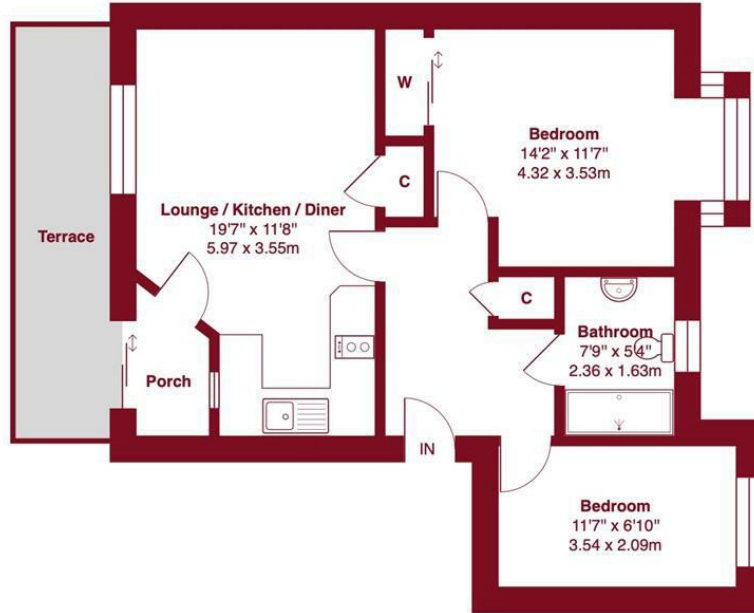
A picket fence to front, block paved patio area.

# Floor Plan



## Westmount Road, SE9

Approximate Gross Internal Area = 619 sq ft / 57.5 sq m

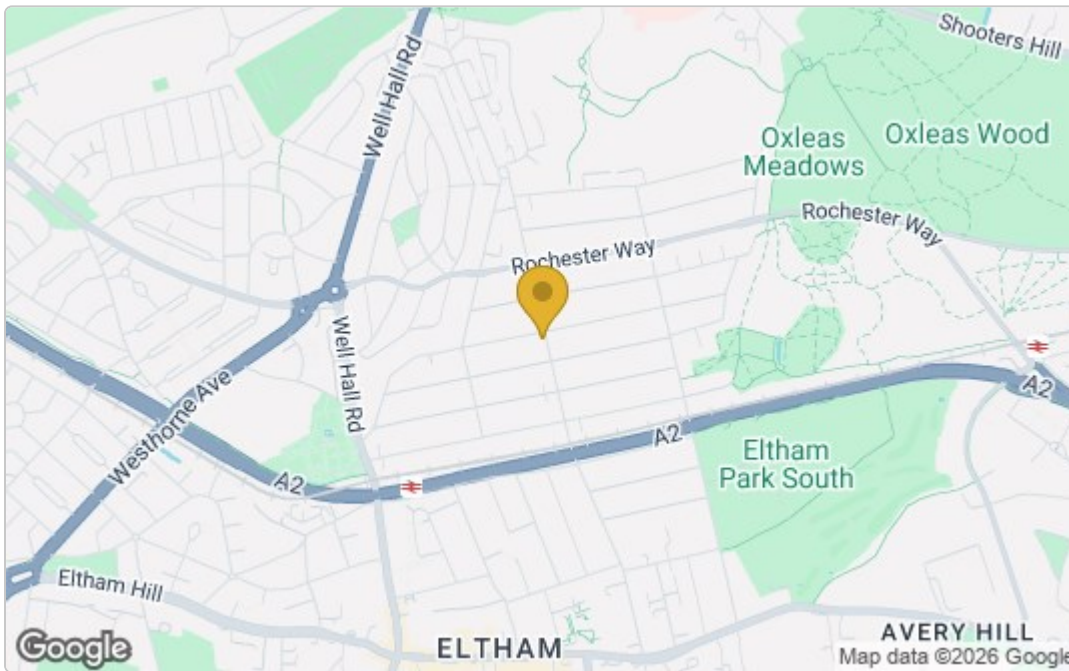


**Westmount** Estates

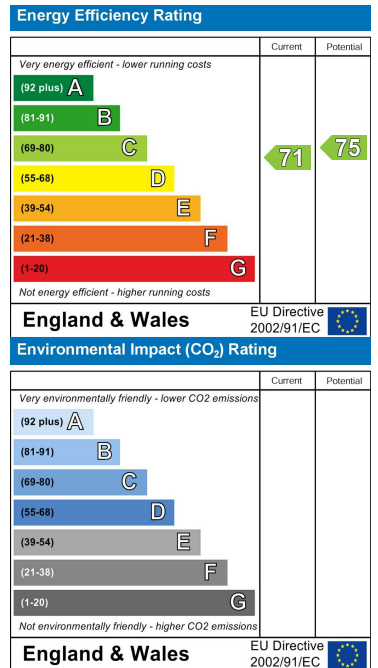
Ground Floor

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 2026

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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