

COCKBURN
ESTATE AND LETTINGS AGENTS

Mottingham Lane

SE9 4RU

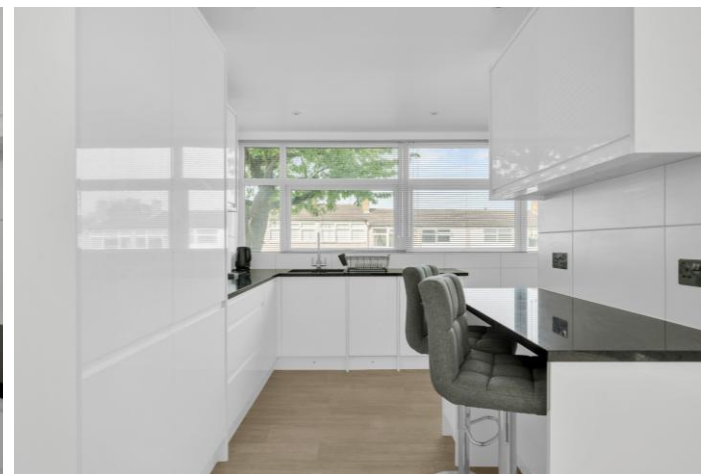


Cockburn are pleased to present to the market this larger than average two bedroom ground floor flat, set in the sought after postcode of SE9.

Offered to the market in a chain free position and boasting ample space, the property briefly comprises large reception room, fitted kitchen, two bedrooms and modern bathroom and also benefits from its own private garage en bloc. Benefitting from well kept communal gardens, Cedar Mount is a quiet residential development and would be an ideal first time purchase for someone wanting to get themselves onto the property ladder.

Located on the ever popular Mottingham Lane, you have excellent transport links with trains for those needing to commute and buses keeping you connected with both Eltham and Bromley. The property is just a stones throw away from Mottingham Village, with its array of local shops amenities and leisure facilities on your doorstep. The prestigious Eltham College is within walking distance, as well as plentiful open green spaces.

Lease Length 931 Years | Service Charge £2,078.00 Per Annum | Ground Rent £10.00 Per Annum | Buildings Insurance £450.00 Per Annum (all figures are approx. and subject to change in the future)



Key Features:

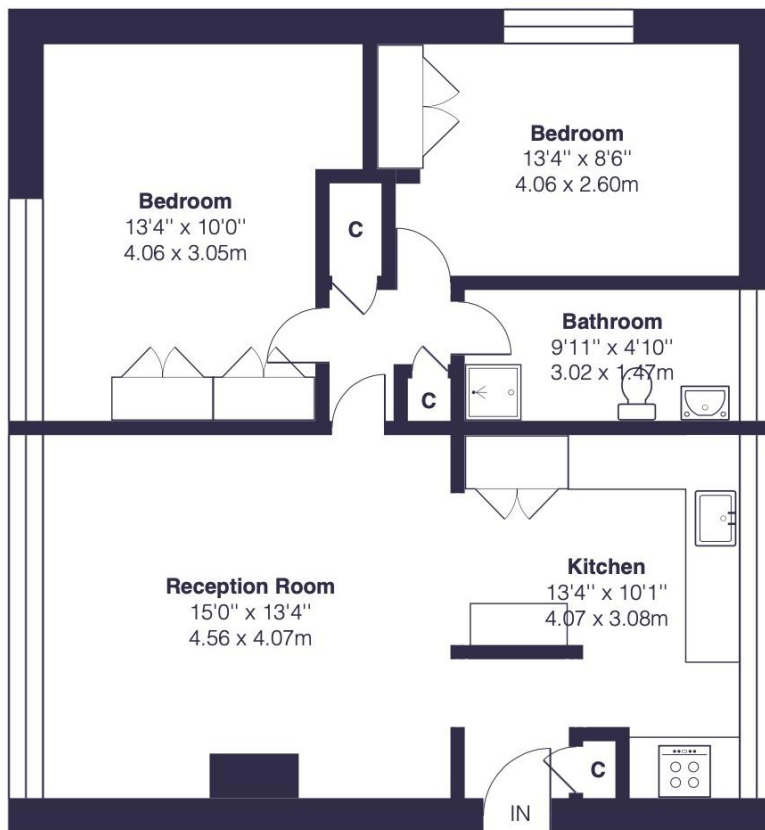
- ❑ Chain Free Sale
- ❑ Two Double Bedroom Apartment
- ❑ Quiet Residential Development
- ❑ Super Long Lease
- ❑ Fantastic Location With Close By Shops & Amenities in Mottingham Village
- ❑ Well Kept Communal Gardens
- ❑ Communal Parking & Private Garage
- ❑ Perfect For First Time Buyers
- ❑ Excellent Transport Links Nearby
- ❑ Council Tax Band D - London Borough Of Bromley





Cedar Mount, SE9

Approximate Gross Internal Area = 710 sq ft / 65.9 sq m



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 Prime Square Photography / Copyright 2025

EPC: C

COUNCIL TAX BAND: D

TENURE: Leasehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road
New Eltham
London
SE9 2EB