

Footscray Road

SE9 2TA

Lift to:

First Floor Flats 29-43
Second Floor Flats 44-47
Flat 20

Flats 16, 17, 21, 22, 23,
24, 25, 26, 27, 28



***** GUIDE PRICE –
200,000 - £225,000 -
CHAIN FREE SALE *****

Cockburn are pleased to present to the market this chain free this two bed ground floor flat, forming part of the ever-popular Southend House retirement complex in Eltham, SE9 (minimum age 55 years).

Offered with a spacious living/dining room, two bedrooms, kitchen and bathroom, the property is surrounded by well tended communal gardens, and benefits from an onsite scheme manager, residents lounge and 24 emergency alarm system.

With residents parking, there is a lift on site and the development is well served by bus routes on Footscray Road providing easy access into both New Eltham and Eltham High Street.

**Lease Length - 959 Years
Service Charge - £3,502.92 Per Annum
Ground Rent £10 Per Annum (approx.)**



Key Features:

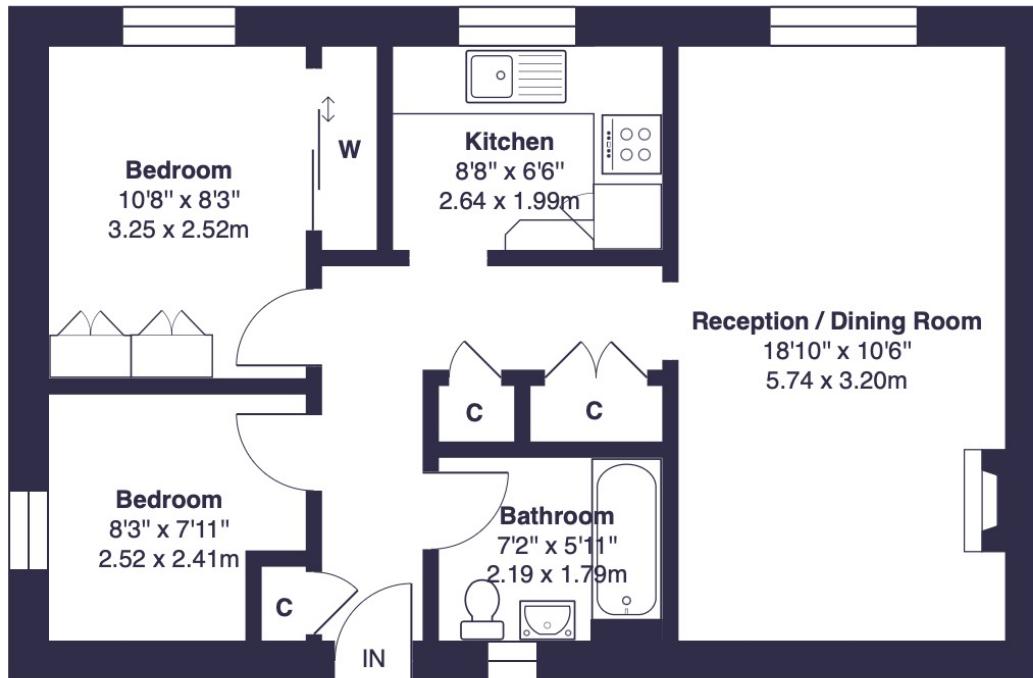
- Chain Free Sale
- Retirement Property (Over 55's)
- Super Long Lease
- Two Bedrooms
- Communal Landscaped Gardens
- Residents Parking
- Secure Gated Entrance
- Warden Assisted
- Excellent Bus Links Keeping You Connected With Local Shops & Amenities
- Council Tax Band C - Royal Borough Of Greenwich





Footscray Road, SE9

Approximate Gross Internal Area = 588 sq ft / 54.6 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 www.PrimeSquarePhotography.com / Copyright 2025

EPC: E

COUNCIL TAX BAND: C

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