

Ellesmere Court, 162 Burnt Ash Hill, London, SE12 0JQ

- 944 YEAR LEASE
- GARAGE EN-BLOC
- NEWLY FITTED KITCHEN & BATHROOM
- WELL CONNECTED FOR COMMUTERS
- NEW DOUBLE GLAZING THROUGHOUT
- NEWLY FITTED CARPETS
- TASTEFULLY REDECORATED IN 2024
- SHARE OF FREEHOLD

Guide Price £300,000 - £325,000



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DESCRIPTION

GUIDE PRICE £300,000 - £325,000. SHARE OF FREEHOLD.

Fantastic & recently refurbished 2-bedroom flat on Burnt Ash Hill that has been tastefully decorated by the current owners & features a modern fitted kitchen & bathroom & floorcoverings that were all installed in 2024. There is also the benefit of a garage en-bloc.

Located 0.6 miles from Lee Station & local shops, the property is well connected for commuters & will be even better connected from April 2025 with the introduction of the SL4 Superloop Bus service which will connect Grove Park to Canary Wharf.

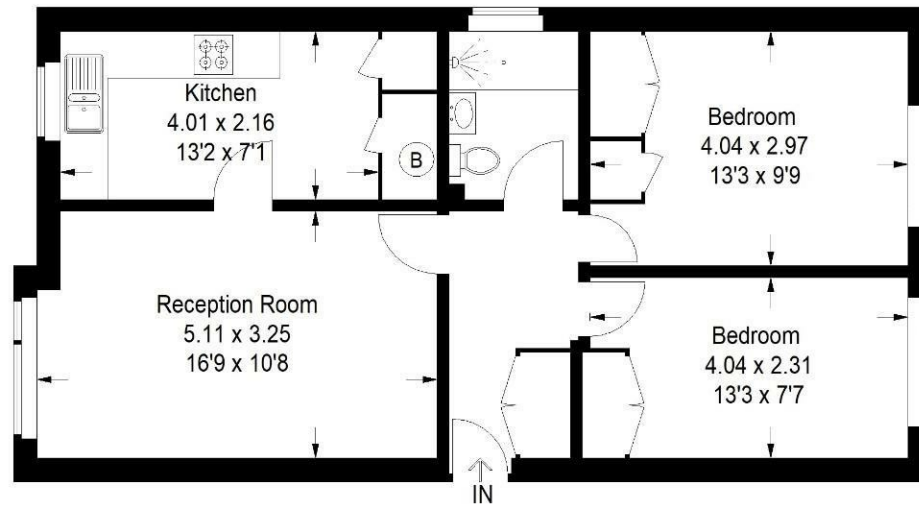
Locally there are two popular Gastropubs, a Co-Op & Sainsbury's as well as a selection of independent shops, restaurants & bars. For nearby greenspaces local residents can enjoy Northbrook Park, Horn Park & Manor House Gardens.





Ellesmere Court SE12

Approximate Gross Internal Area
59.6 sq m / 642 sq ft
Garage = 15.2 sq m / 164 sq ft
Total = 74.8 sq m / 806 sq ft



Third Floor

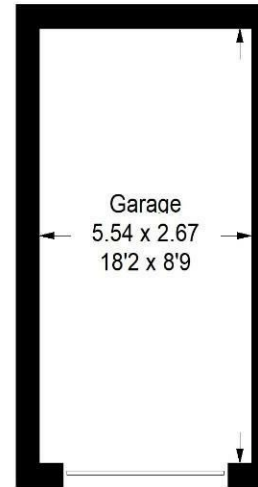
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1168003)

Viewings

Please contact lee@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

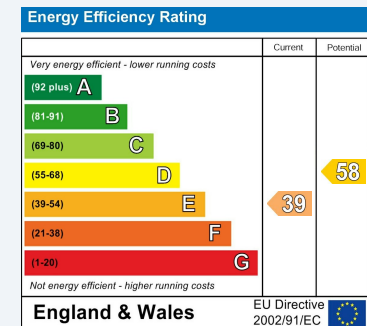
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



(Not Shown In Actual
Location / Orientation)

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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