

# Bernard Skinner



- Stunning three bedroom apartment
- Highly regarded development
- No onward chain
- Share of freehold

## 6 Harvard Court, Greenacres, Eltham, SE9 5AY

Offers In Excess Of £450,000

Situated within this highly regarded development on one of Eltham's most prestigious roads, this is a rare opportunity to purchase a three bedroom top floor apartment with very sizeable accommodation throughout. Offered with three double bedrooms with an en-suite to the master, there are built in cupboards/wardrobes to all three. With a very spacious living room and dining area and sunny, South facing balcony, the kitchen has the benefit of integrated appliances. Providing upvc double glazing with windows to three aspects and gas radiator central heating, this is a super home in a very sought-after area with all amenities close to hand.





## Property Description

### COMMUNAL ENTRANCE HALL

Entryphone, stairs to second floor.

### SHARED LANDING

Built in cupboards and meter cupboard, front door to:-

### ENTRANCE HALL

Entryphone, built in cupboard, fitted carpet.

### LIVING ROOM

19' 10" x 16' 6" narrowing to 11'7 (6.05m x 5.03m) Two upvc picture windows to rear, upvc door to balcony, two radiators, fitted carpet, open plan to:-

### DINING AREA

12' 1" x 10' 5" (3.68m x 3.18m) Upvc window to front, radiator, fitted carpet, open plan to:-

### KITCHEN

10' 9" x 7' 4" (3.28m x 2.24m) Upvc window to front, fitted wall and base units, built in double oven and 5 ring hob, stainless steel chimney hood, integrated washing machine, dishwasher, fridge and freezer, part tiled walls, wall mounted boiler, tiled floor.

### L-SHAPED INNER HALLWAY

Built in cupboard, laminate flooring.

### BEDROOM 1

14' 6" narrowing to 11'5 x 9' (4.42m x 2.74m) Upvc window to rear, built in wardrobe, radiator, laminate flooring, door to:-

### ENSUITE SHOWER ROOM

Double shower unit, wash basin with fitted storage, w.c., fully tiled walls, tiled floor.





#### BEDROOM 2

13' 6" x 9' 1" (4.11m x 2.77m) Upvc window to front, radiator, built in cupboard, laminate flooring.

#### BEDROOM 3

10' 3" x 9' 5" (3.12m x 2.87m) Upvc window to side, radiator, built in cupboard, laminate flooring

#### BATHROOM

Upvc window to side, white suite comprising panelled bath with mixer tap and hand shower, wash basin with fitted storage, radiator, part tiled walls, tiled floor



#### SEPARATE WC

Upvc window to side, wc., tiled floor.

#### SOUTH FACING BALCONY

#### OUTSIDE

Landscaped grounds surround the development

Garage in a block No:30

Residents permit parking

#### MATERIAL INFORMATION

Tenure: Share of freehold

Lease: 999 years from 25/3/1995

Service charge: £2,319.80 pa as at October 2024

Ground rent: Peppercorn

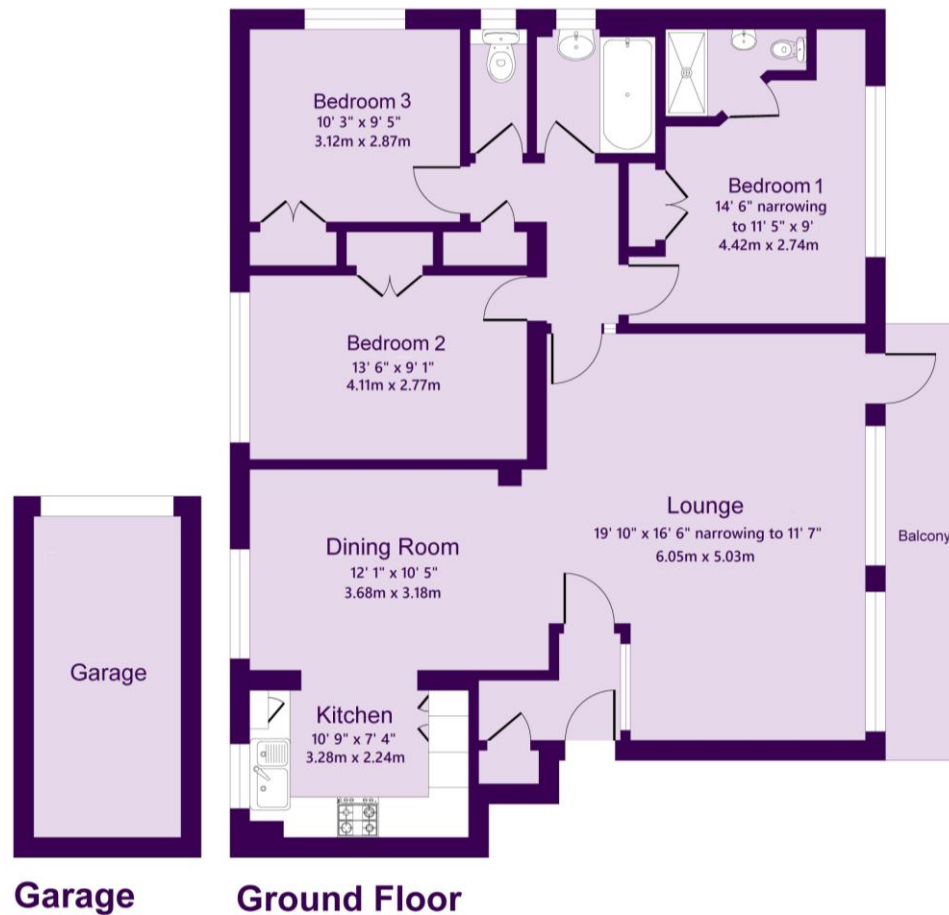
Council tax band: D - £1920.36 pa





# Harvard Court, North Park, SE9

Total area: Approx. 1225 sq. feet (113.7 sq metres)



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.  
Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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