

# Bernard Skinner



7 Lemonwell Court, Lemonwell Drive, Eltham, SE9 2PF

Guide Price £300,000

- Ground floor flat
- Two double bedrooms
- 16' Living room
- No onward chain

A very conveniently located, spacious, purpose built two bedroom ground floor flat with no onward chain. With almost immediate access into endless parkland at Avery Hill park and the Green Chain Walk, Eltham High Street is half a mile away, along with St. Mary's RC primary school and Eltham Park South. Leigh Stationers' Academy is immediately to hand and Falconwood station just under a mile away. With a good sized living room, two double bedrooms with built in wardrobes, the property is well served by immediate access to bus routes. Why not take a look, we hold keys!





## Property Description

### ENTRANCE HALL

UPVC front door, two built in cupboards, all rooms lead off the entrance hall.

### LOUNGE

16' 5" x 11' 11" (5m x 3.63m) UPVC window to rear, laminate flooring, radiator.

### KITCHEN

11' 10" x 8' (3.61m x 2.44m) UPVC window to front, white gloss wall and base units, freestanding cooker with hood over, sink unit, part tiled walls, space for washing machine and dryer, dish washer and fridge freezer, wall mounted boiler, tiled flooring.

### BEDROOM 1

16' 5" x 10' 11" (5m x 3.33m) UPVC window to rear, built in wardrobe, fitted carpet, radiator.

### BEDROOM 2

11' 6" x 10' 11" (3.51m x 3.33m) UPVC window to front, built in wardrobe, laminate flooring, radiator.

### BATHROOM

8' 4" x 5' 6" (2.54m x 1.68m) UPVC window to front, white suite comprising panelled bath with mixer tap and shower over, w.c., wash basin, part tiled walls, radiator, tiled flooring.

### COMMUNAL GREEN





## MATERIAL INFORMATION

Tenure: Leasehold

125 years from 14/06/1991 - 91 years remaining.

Service charge: £1,537.00 Year end 31/03/25

Ground Rent: Peppercorn

Council tax band: B - £1,493.61



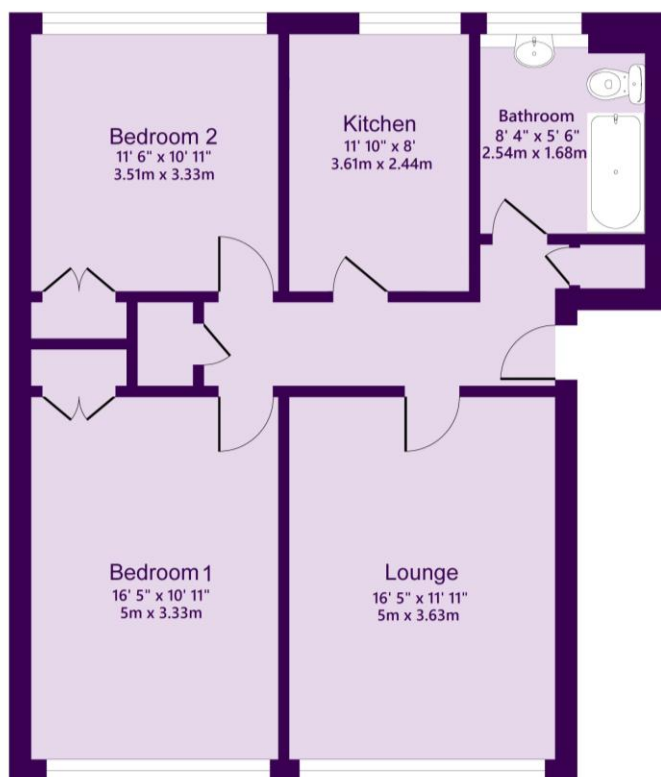
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# Lemonwell Court, Lemonwell Drive, SE9

Total area: Approx. 817.0 sq. feet (75.9sq metres)



Ground 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 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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