

Bernard Skinner



- Ground floor flat
- one bedroom
- Few hundred yards Eltham station
- No chain

19 Pullman Place, Eltham, SE9 6EG

Guide Price £270,000

A very conveniently located one bedroom ground floor flat within a few hundred yards of Eltham station and with the High Street just a little further. Offered with no onward chain, the property has been recently redecorated and has new floor coverings. With a share of freehold and a lease in the process of being extended, there is an allocated parking space. Ideal first time purchase/investment.



Property Description

COMMUNAL ENTRANCE

Communal entrance, entryphone system and mail boxes.

ENTRANCE HALL

Front door, entryphone, storage cupboard, fitted carpet, electric heater.

LOUNGE

13' 6" x 11' 4" (4.11m x 3.45m) Upvc window to front, fitted carpet, electric heater.

KITCHEN

8' 1" x 7' 9" (2.46m x 2.36m) Upvc window to rear, fitted wall and base units, freestanding cooker, stainless steel sink unit, washing machine, fridge, vinyl flooring.

BEDROOM

13' 5" x 9' 3" (4.09m x 2.82m) Upvc window to front, fitted carpet, electric heater.

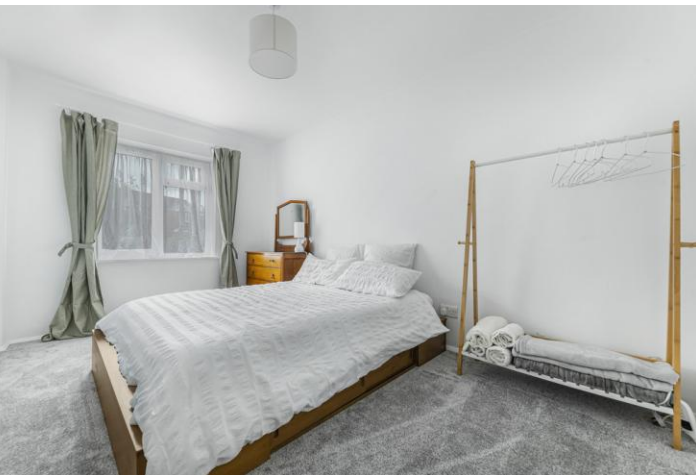
BATHROOM

6' 5" x 5' 11" (1.96m x 1.8m) Upvc window to rear, white suite comprising panelled bath with mixer tap and hand shower, w.c., wash basin, part tiled walls, electric heater, vinyl flooring.

STORAGE CUPBOARD

Cupboard housing hot water cylinder and shelving.





MATERIAL INFORMATION

Tenure: Share of Freehold

Lease: New lease to be granted 995 years

Service Charge: £1,493.78 per annum year ending 31 Dec 2025

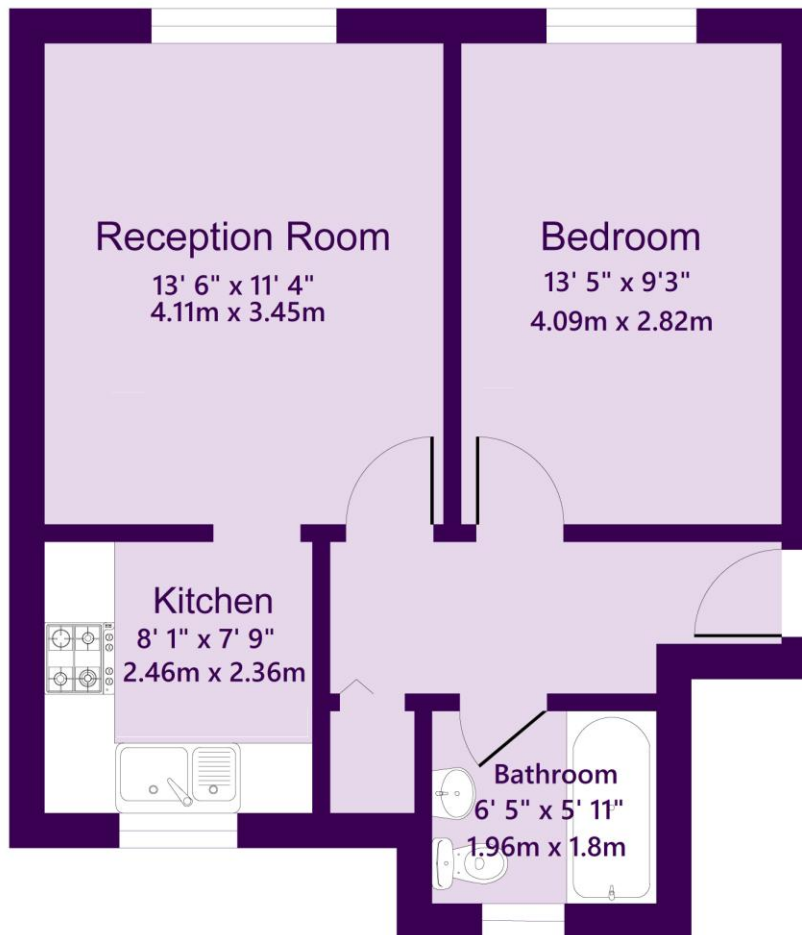
Ground Rent: £100.00 per annum

Council Tax Band: C - £1,706.98

Allocated Parking space: P

Pullman Place, SE9

Total area: Approx. 463.0 sq. feet (43.0 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 | 73 C | 80 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

22 Well Hall Road
Eltham
London
SE9 6SF

www.bernardskinner.co.uk
020 8859 3033
mail@bernardskinner.co.uk

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