

Bernard Skinner



Flat 2 Southend House, 141 Footscray Road, Eltham, SE9 2TA

Guide Price £210,000

- Two bedroom retirement apartment
- Within Southend House
- Ground floor
- No chain

A spacious two bedroom ground floor apartment forming part of this elegant detached grade II listed building within a highly regarded retirement complex (over 55's). With the development offering a residents lounge and well maintained communal gardens with plenty of seating, there is also a scheme manager on site to oversee the regular maintenance and gardening. This is a generously proportioned property with plenty of character and original features alongside an upgraded kitchen and shower room.



Property Description

SHARED ENTRANCE HALL

19' 9" x 11' 10" (6.02m x 3.61m) Impressive shared entrance hall, original ceiling cornice, two electric heaters, fitted carpet, grand staircase, personal front door.

PERSONAL ENTRANCE AREA

Further door to:-

ENTRANCE HALL

High ceilings with original cornice, electric heater, cupboard housing immersion heater, fitted carpet.

LOUNGE

13' 6" x 12' 9" into recess (4.11m x 3.89m) Two original sash windows with secondary glazing, high ceiling and original cornice, electric fire and heater, fitted carpet.

KITCHEN

13' 7" x 6' 2" (4.14m x 1.88m) Original sash window with secondary glazing, fitted white gloss wall and base units, built in oven, hob and cooker hood, washing machine and fridge/freezer to remain, sink unit, part tiled walls, high ceiling and original cornice, electric heater, vinyl flooring.

BEDROOM 1

12' 11" x 11' 9" into recesses (3.94m x 3.58m) Two original sash windows with secondary glazing, high ceiling and original cornice, electric heater, built in and fitted wardrobes, fitted carpet.





BEDROOM 2

14' 9" x 7' 4" narrowing to 5'5 (4.5m x 2.24m)
Original sash window with secondary glazing, corner unit to remain, high ceiling and original cornice, built in wardrobe, fitted carpet.

SHOWER ROOM

White suite comprising, shower unit, pedestal wash basin, w.c., part tiled walls, fitted storage unit, heated towel rail, vinyl flooring.



COMMUNAL GARDENS

Well tended communal gardens around the house and also within the main gated complex.

Residents parking

Tenure: Leasehold 999 years from 25/12/1986, 959 years remaining

Service charge: £3,466.21 pa as at year end 31/3/25

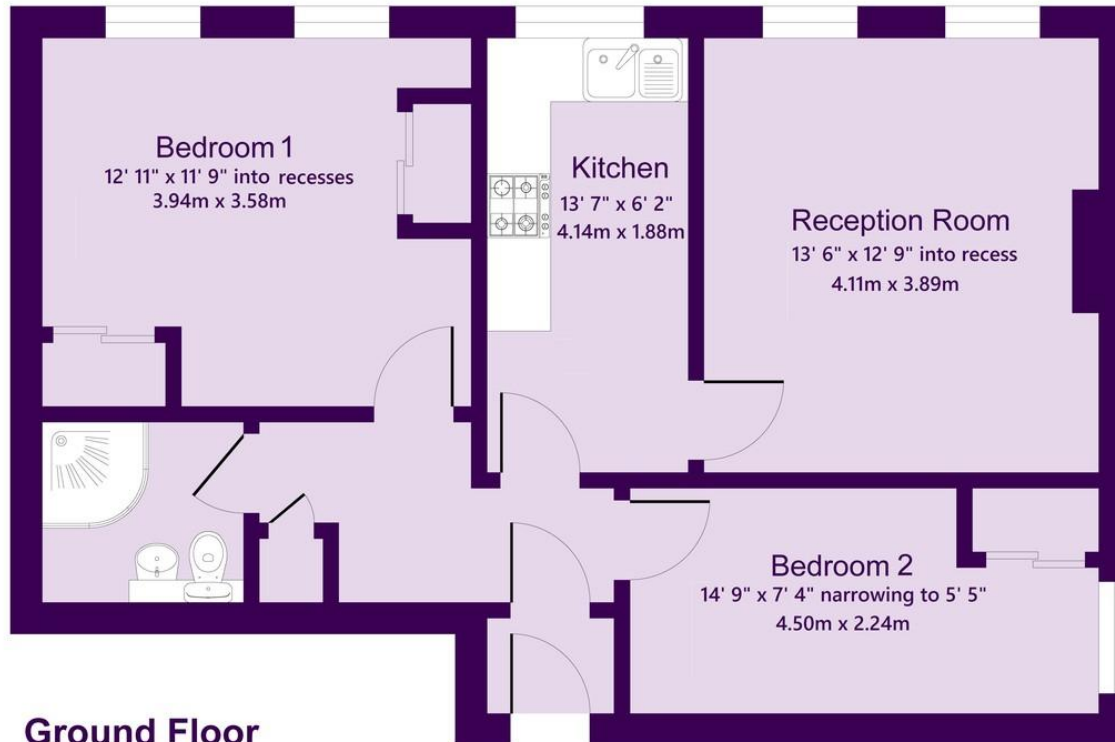
Ground rent: Quit rent £1 pa

Council tax band: C - £1,706.98



Southend House, Footscray Road, SE9

Total area: Approx. 652.7 sq. feet (60.6 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		79 C
55-68	D	56 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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