

Bernard Skinner



49c Glenesk Road, Eltham, SE9 1AH

Guide Price £300,000

- One bedroom conversion flat
- Edwardian villa facing the park
- Envidable location
- Small balcony to rear

A rare opportunity indeed to purchase a conversion flat within one of these highly regarded detached Edwardian Corbett houses in an exceptional location facing Eltham Park South with acres of parkland stretching into ancient woodland at Oxleas Woods. The only detached villa which has been converted, this one bedroom first floor flat is one of four properties within the building, offering extensive views of green space to the front and the London skyline to the rear. With well maintained accommodation providing direct access to the rear from a small balcony and spiral staircase to the well maintained, walled communal garden. With a driveway providing parking and a long lease, this is a super opportunity for either a first time buyer or someone wanting a flat in an enviable location. Eltham station around three quarters of a mile as is the High Street. Why not take a look.



Property Description

SHARED ENTRANCE

Shared entrance with ground floor flat, stairs to first floor:-

L-SHAPED LANDING

All rooms accessed from the landing, fitted storage, skylight, loft access, radiator

LOUNGE

12' 4" plus recess x 11' 11" (3.76m x 3.63m) Upvc window overlooking extensive parkland at Eltham Park South, radiator, lino flooring.

KITCHEN

9' 10" x 6' 1" widening to 8' 2" (3m x 1.85m) Upvc window overlooking the park, range of fitted wall and base units, built in oven, 5 ring hob and cooker hood, 1.5 bowl sink unit, space for washing machine, radiator, wall mounted boiler, lino flooring

BEDROOM

13' 10" x 10' 8" (4.22m x 3.25m) French doors and double wrought iron gate leading to small balcony and wrought iron spiral staircase leading down to the communal garden, built in cupboard, radiator, lino flooring.

SHOWER ROOM

Double shower unit, pedestal wash basin, w.c, heated towel rail, part tiled walls and tiled floor.





COMMUNAL GARDENS

The well tended, West facing, sunny, walled rear garden measures approximately 100' x 50', laid to lawn with well established shrubs, mature trees, shed belonging to 49c Glenesk Road, gated side access.

Driveway to front for use by all 4 residents/occupants

Well tended front garden.



MATERIAL INFORMATION

Tenure: 999 year lease from 1/1/2017 - 991 years remaining

No service charge, contribution towards repairs

£25 pcm paid towards cost of gardener, for 8 months of the year

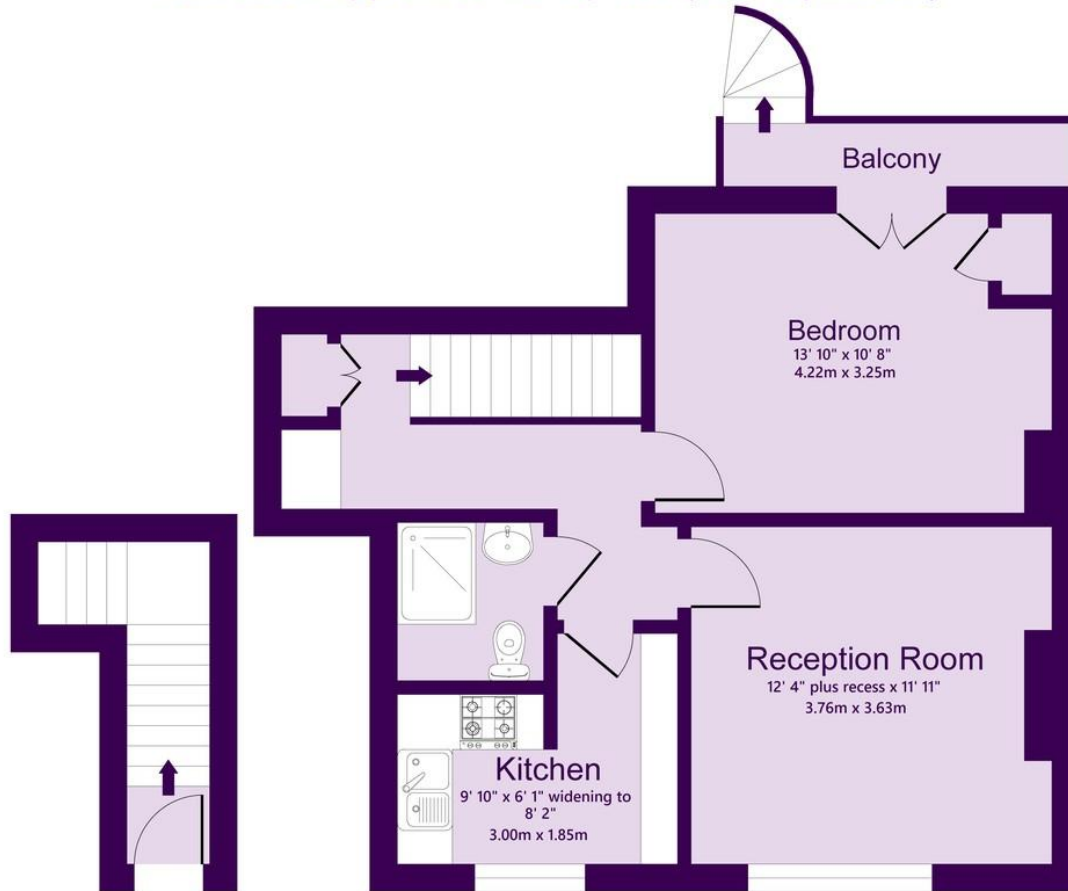
Share of freehold

Council tax band: C - £1706.98 pa



Glensk Road, SE9

Total area: Approx. 571.0 sq. feet (53.1 sq metres)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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
SE9 6SF

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

rightmove 

Zoopla
Smarter property search

SEnine