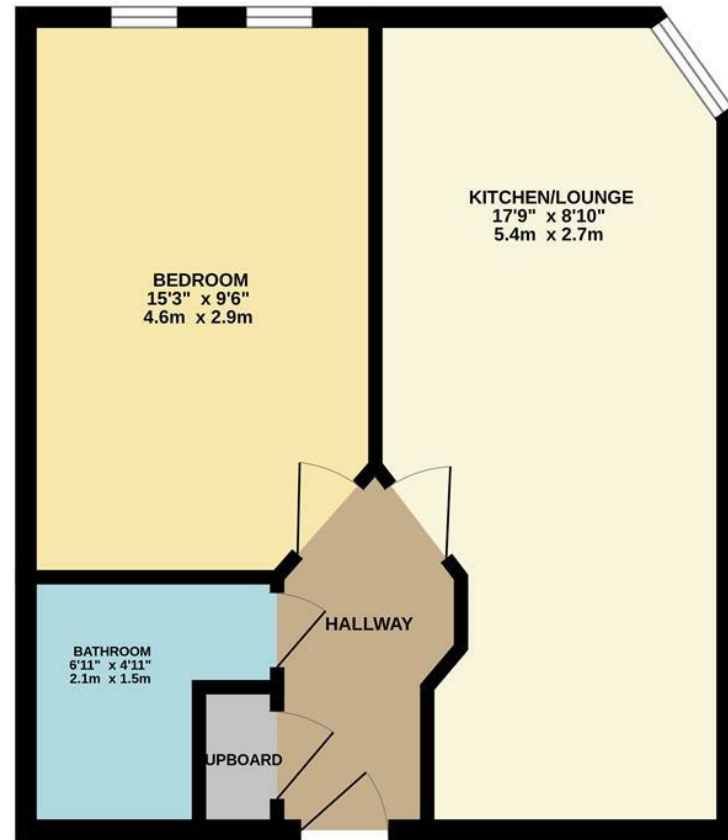


GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 421 sq.ft. (39.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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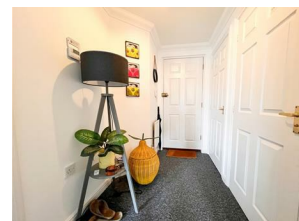


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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 75 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



ELTHAM HIGH STREET
LONDON SE9 1TX

Offers over £220,000



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





CHAIN FREE AND EXCELLENT VALUE FOR MONEY

This one bedroom ground floor flat is ideal for a first time buyer looking to get on the property ladder or property investor. The property is well maintained and offers a double bedroom, bathroom and spacious kitchen/lounge.

Just a short walk away from the high street, this property is located perfectly for excellent transport links as well as local amenities. The property also comes with allocated parking.

Viewings available by appointment only so call Murray Lee McKenzie today.

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ELTHAM HIGH STREET LONDON SE9 1TX

- One Bedroom Ground Floor Flat
- Chain Free
- Open Plan Layout
- Close To High Street
- 0.6 Miles To Eltham Station
- Close To Amenities
- Allocated Parking Space
- EPC - 75
- 174 Year Lease
- Ideal For FTB

