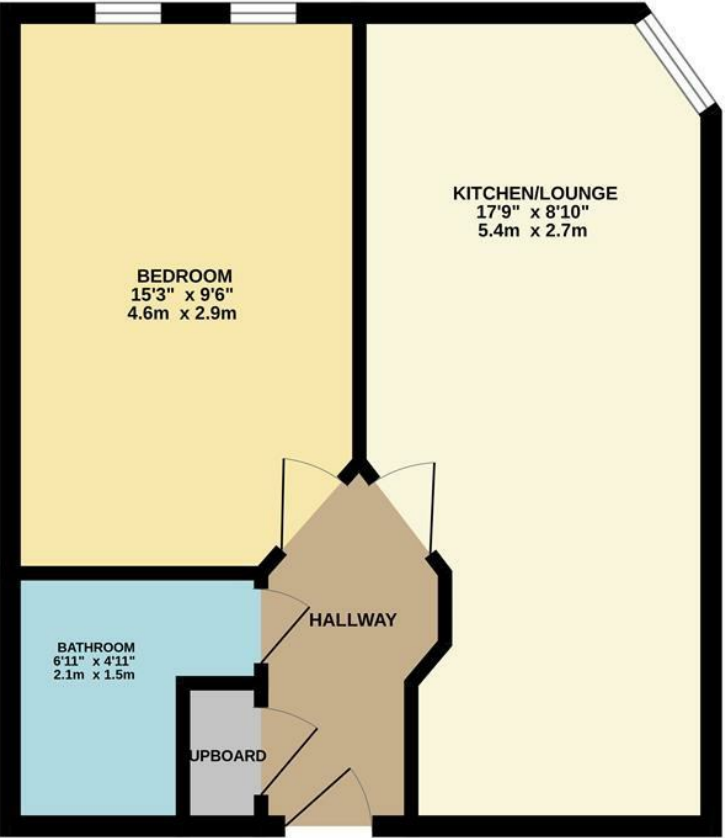


GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



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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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

£1,150 Per month



MLM
MURRAY • LEE • MCKENZIE
ESTATE AGENTS

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sales@mlmestateagents.co.uk
www.mlmestateagents.co.uk

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.

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6 MONTH TENANCY ONLY - REDUCED RENT (LANDLORD SELLING - PERFECT OPPURTUNITY TO TRY BEFORE YOU BUY)

AVAILABLE STRAIGHT AWAY

This charming one-bedroom flat offers an exceptional living experience in an excellent location. The property boasts a well-maintained interior, featuring a spacious lounge that provides a comfortable space for relaxation and entertainment. The bedroom is generously sized, ensuring a peaceful retreat at the end of the day.

Convenience is at your doorstep, as the flat is just a short walk from the bustling high street, where you will find a variety of shops, cafes, and restaurants to explore. Additionally, the property benefits from excellent transport links, making it easy to navigate the city and beyond.

For those with a vehicle, an allocated car parking space adds to the appeal of this flat, providing a rare advantage in urban living. The local amenities are plentiful, ensuring that all your daily needs are met within close proximity.

This one-bedroom flat is perfect for individuals or couples seeking a comfortable and convenient lifestyle in London. With its prime location and well-appointed features, it presents a wonderful opportunity for both first-time buyers and investors alike. Do not miss the chance to make this delightful property your new home.

COUNCIL TAX BAND B
EPC C

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ELTHAM HIGH STREET LONDON SE9 1TX

- One Bedroom First Floor Flat
- Open Plan Layout
- Close To High Street
- 0.6 Miles To Eltham Station
- Close To Amenities
- Allocated Parking Space
- EPC - 75

