



£475,000

Ashcroft Court, Greenacres, SE9 5BQ

Chattertons

EST 1893

Part of the extremely popular Greenacres development is this stunning first floor flat presented to the market in pristine condition. We love looking after property on this complex but this is hands down the best one we have had the pleasure to market the property has been completely renovated and now feels like a brand new show home.

The large lounge leads on to an open plan dining area which in turn is open plan to the high end kitchen which has integrated appliances including 2 Miele ovens and finished with quartz work surface. Whilst open plan all 3 spaces are well defined and are completed with a beautiful herringbone style floor. The inner hallway leads to the 2 double bedrooms both of which have high quality fitted wardrobes to 1 wall and the bathroom is high end featuring a free standing bath with back lit niche shelving and quality tiled floors and walls.

The property also has a garage en bloc and is surrounded by constantly tended beautiful gardens.

The flat has gas central heating, double glazing and the decor is neutral and high quality.

The lease is 971 years and share of freehold. Perfectly located for Eltham High Street and Eltham mainline station, don't miss out on this lovely property.



Extremely popular Greenacres development
Pristine condition
High end kitchen open plan to dining area
Large lounge with balcony
Herringbone style flooring

Communal Entrance

Security entrance phone, stairs to the first floor

Entrance Hall

Cloak cupboard, beautiful herringbone style flooring, high end decorative finishes, led down lights

Lounge 16' 7" x 16' 3" (5.05m x 4.95m)

Double glazed windows to the rear, door to the balcony, herringbone style flooring, radiator, high end decorative finishes

Kitchen 10' 8" x 7' 6" (3.25m x 2.28m)

Double glazed window, fitted wall and base units with quartz work surface, inset sink with chef style tap, 2 Miele ovens, Miele induction hob with extractor hood, integrated Miele dishwasher, integrated fridge freezer, integrated Bosch washing machine, cupboard housing valiant boiler, herringbone style flooring, open plan to dining area

Dining Area 13' 7" x 10' 3" (4.14m x 3.12m)

Double glazed window, herringbone style flooring, flat faced radiator, beautiful pendant light, high decorative finish

Inner Hallway

Large storage cupboard, deep pile carpet

2 double bedrooms with high quality wardrobes
Two Miele ovens in the kitchen
Garage en Block
971 year lease and share of freehold
Show home condition

Bedroom 1 14' 9" x 10' 8" (4.49m x 3.25m)

Double glazed window, high quality built in wardrobes to 1 wall, flat faced radiator, deep pile carpet, led down lights

Bedroom 2 12' 3" x 11' 4" (3.73m x 3.45m)

Double glazed windows, built in wardrobes to 1 wall, flat face radiator, deep pile carpet, led down lights

Bathroom

High quality tiled walls and floor, free standing bath with mixer taps, 2 back lit niche shelves with lighting, wash hand basin with mixer taps, wall hung wash hand basin, mirror, led down lights

Balcony 15' 3" x 4' 6" (4.64m x 1.37m)

Overlooking the beautiful communal gardens

Garage

Garage en bloc with up and over door





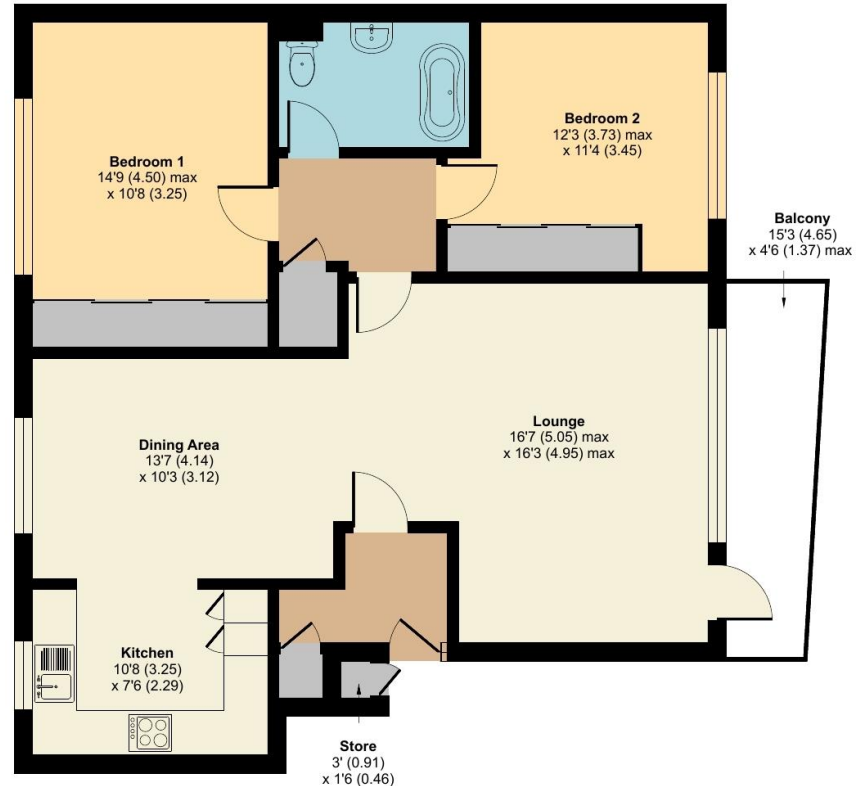
Ashcroft Court, Greenacres, London, SE9

Approximate Area = 924 sq ft / 85.8 sq m

Store = 2 sq ft / 0.1 sq m

Total = 926 sq ft / 85.9 sq m

For identification only - Not to scale



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Chattertons Estate Agents Ltd. REF: 1057535

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