



£289,995

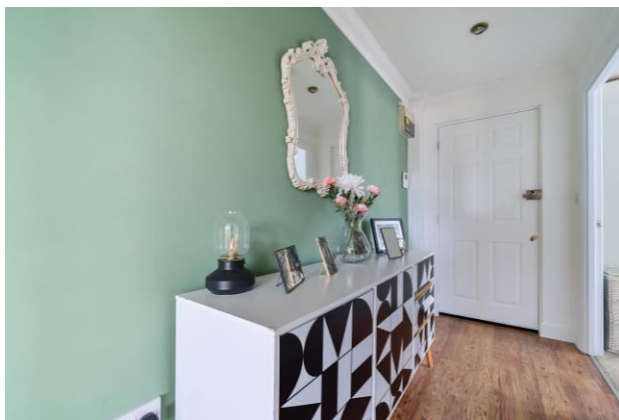
Royal Eltham Heights, Eltham, SE9 1TX

Chattertons

EST 1893



This is a stunning first floor apartment located in the heart of Eltham at the top of the high street meaning the full range of restaurants, shops services and cinema are all within a very short stroll, also close by to Eltham mainline station which offers access into London Bridge and Victoria and further beyond. The property has a spacious entrance hall which leads to the bright and airy lounge with windows and Juliet balcony the kitchen is kind of open plan and yet kind of tucked away and is modern, the bedroom is a great size with space to fit a king size bed with plenty of wardrobe space, the bathroom is ultra modern with a swish bathroom suite. The condition is immaculate and ready for the next person to move in and start living. The flat comes with an allocated parking space and the lease is 167 years with a peppercorn ground rent. Absolutely perfect first time but would also be a great buy to let investment.



**Stunning first floor flat**

**In the heart of Eltham**

**Buzzy high street**

**Bright and airy lounge**

**Modern kitchen**

**Communal Entrance**

Security entrance phone, spacious entrance with wide stairs to the first floor

**Entrance Hall**

Laminate flooring, radiator

**Lounge 15' 0" x 10' 9" (4.57m x 3.27m)**

2 double glazed windows, double glazed Juliet balcony, double radiator, carpet, open plan to kitchen

**Kitchen 13' 0" x 6' 8" (3.96m x 2.03m)**

Double glazed window, fully fitted wall and base units with laminate work surface, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, integrated fridge, cupboard housing combi boiler, tiled walls, modern flooring

**Ultra modern bathroom**

**Spacious bedroom**

**167 year lease**

**Peppercorn ground rent**

**Allocated parking space**

**Bedroom 1 14' 11" x 9' 11" (4.54m x 3.02m)**

2 double glazed windows, double radiator, carpet

**Bathroom**

Ultra modern comprising, bath with mixer taps and shower attachment with screen, wall hung wash hand basin with mixer taps, wall hung wc, tiled floor and walls, large medicine cupboard, extractor fan

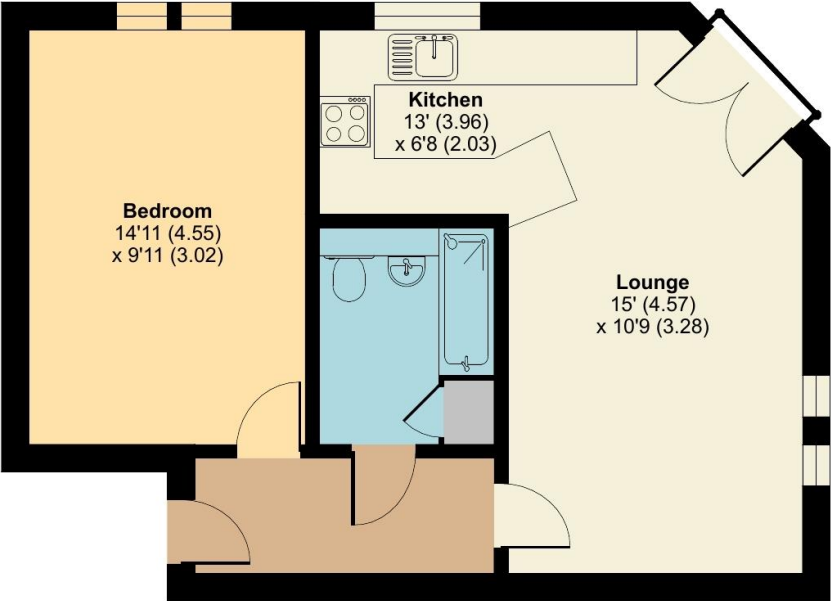
**Parking**

Allocated parking behind gates



# Royal Eltham Heights, London, SE9

Approximate Area = 512 sq ft / 47.6 sq m  
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Chattertons Estate Agents Ltd. REF: 1110447

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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