



£269,995

Stanley Close, New Eltham, SE9 2BA

Chattertons

EST 1893

Modern ground floor apartment

Located literally a few minutes from New Eltham mainline station is this lovely ground floor modern apartment, situated at the front of a popular development and believed to be the original show home building. The neat layout flows well and is light and airy complimented by light neutral colours. The accommodation includes a nice size lounge, modern kitchen with 2 windows, modern bathroom with window (we mention this as most of the flats within this development have windowless bathrooms) and a double bedroom. The lease is 169 years and this property has access to parking on the development by way of 2 resident permits. Great first time and could also be a great buy to let investment.



Front of a very popular development

Ground floor

Literally minutes from New Eltham mainline station

169 year lease

Communal Entrance

Security entrance phone

Entrance Hall

Spacious, carpet.

Lounge 16' 4" x 10' 3" (4.97m x 3.12m)

Double glazed window, electric heater, carpet

Kitchen 11' 0" x 6' 8" (3.35m x 2.03m)

2 double glazed windows, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with 1.5 bowl and mixer taps, plumbing for washing machine, plumbing for dishwasher, integrated oven and hob, tiled surround and floor.

Modern bathroom with window

Nice layout

Residents parking

Light and airy

Bedroom 13' 9" x 8' 5" (4.19m x 2.56m)

Double glazed window, electric heater, carpet

Bathroom

Frosted double glazed window, panelled bath with mixer taps, shower above with screen, wash hand basin with mixer taps, low level wc, tiled walls and floor, cupboard housing hot water cylinder

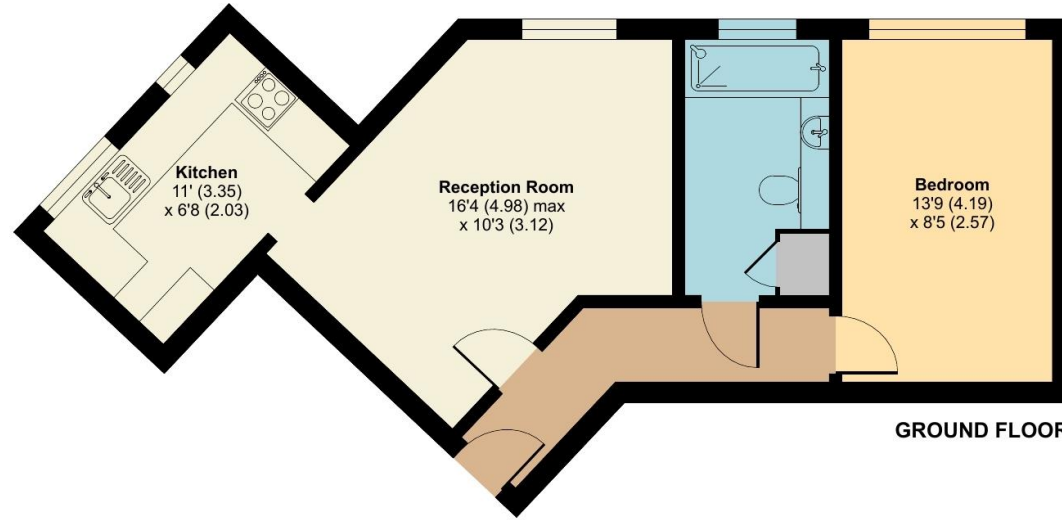




Stanley Close, London, SE9

Approximate Area = 485 sq ft / 45.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1123173

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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