



48-60 Footscray Road, London, SE9 2SU

Asking Price £350,000

Forming part of this prestigious retirement development located within easy access of Eltham High Street and the open spaces of Eltham Park South. This well presented ONE double bedroom second floor apartment is situated at the back of the building and has full lift access. Jefferies Lodge boasts a large communal lounge meaning it's residents can enjoy socialising with like-minded neighbours without stepping foot out the front door. Internally this property is well presented throughout and offers a reception room with Juliet balcony, kitchen, double bedroom and shower room. Offered to the market with no forward chain.

EPC rating B. Service charges includes Council Tax, Electricity, Contents Insurance and Maintenance specifically relating to your apartment. Service Charge £3,188.46 per annum Ground Rent £575.00 per annum.



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COMMUNAL ENTRANCE

Communal entrance with reception upon entrance and communal lounge with communal kitchen.

ENTRANCE HALL

Entrance door, doors to all rooms, carpet as laid.

LOUNGE 20'4" x 13'9" (6.2 x 4.2)

Double glazed door to rear opening to a Juliet balcony, two centre light points, coving to ceiling, wall mounted electric storage heater, door to kitchen, carpet as laid.

FITTED KITCHEN 7'10" x 7'6" (2.4 x 2.3)

Modern fitted kitchen with a range of high gloss wall and base units, stainless steel sink with drainer and mixer tap. Built in electric oven and built in four ring electric hob with extractor hood over. Integrated dishwasher and fridge freezer. Double glazed window to rear, partly tiled walls, vinyl flooring.

BEDROOM 13'5" x 9'2" (4.1 x 2.8)

Double glazed window to rear, centre light point, coving to ceiling, built in wardrobe with mirrored sliding door, wall mounted electric storage heater, carpet as laid.

SHOWER ROOM

Three piece suite comprising: walk in shower cubical with glass screen around, vanity wash hand basin with mixer tap and low level flush W.C. with concealed cistern. Heated towel rail, partly tiled walls, vinyl flooring.

COMMUNAL GARDENS

Communal gardens with a selection of seating areas and well tended shrub borders.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83	B	B

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.