



Glenure Road, London, SE9 1UF

Asking Price £325,000

Located between Eltham High Street and Eltham Park South is this well proportioned TWO double bedroom first floor flat. Internally the property is arranged to provide a spacious entrance hall allowing access to: reception room, TWO double bedrooms, kitchen/diner, shower room and separate W.C. Clean and tidy throughout this property offers ample living accommodation. Ideal for first time buyers or downsizers looking to remain in the Eltham area. Well positioned for access back to Eltham mainline train station which offers a fast a frequent service to a number of London Termini. Offered to the market with NO FORWARD CHAIN. To the rear there is a large enclosed garden, well tended communal garden with mature planting and a separate paved laundry drying area. Viewings strictly by appointment only. EPC rating C. Leasehold with approximately 91 years remaining. Service charges approx: £1,408.00 per annum, £10.00 ground rent per annum.

ENTRANCE HALL



UPVC entrance door, entry phone system, two centre light points, radiator, laminate flooring.

RECEPTION ROOM 14'1" x 12'4" (4.30 x 3.78)



Dual aspect double glazed windows one to side and additional to rear, centre light point, coving to ceiling, radiator, carpet as laid.

KITCHEN/DINER 12'8" x 9'7" (3.88 x 2.93)



Fitted kitchen comprising: a matching range of wall and base units with worktop over, one and a half bowl sink and drainer with mixer tap and waste disposal unit, built in gas hob with extractor hood over. built in eye level

oven. Space for free standing fridge freezer and washing machine. Integrated slimline dishwasher. Double glazed window to side, multi point centre light point, wall mounted boiler, partly tiled walls, radiator, vinyl flooring.

BEDROOM ONE 14'0" x 12'4" (4.29 x 3.77)



Double glazed window to front, centre light point, coving to ceiling, radiator, carpet as laid.

BEDROOM TWO 13'4" x 8'5" (4.07 x 2.58)



Double glazed window to rear, centre light point, coving to ceiling, radiator, carpet as laid.

SHOWER ROOM 9'3" x 4'10" (2.83 x 1.49)



Walk in corner shower cubical and vanity wash hand basin with mixer tap. Frosted double glazed window to side, centre light point, built in storage cupboard partly tiled walls, radiator, vinyl flooring.

SEPARATE W.C. 5'3" x 2'8" (1.62 x 0.82)



Low level flush W.C. frosted double glazed window to side, partly tiled walls, tiled floor.

METER CUPBOARD

Meters located in good sized secure storage cupboard adjacent to front door off the communal hallway.

GARAGE

There is a possibility to lease a garage in the adjacent block subject to negotiation.

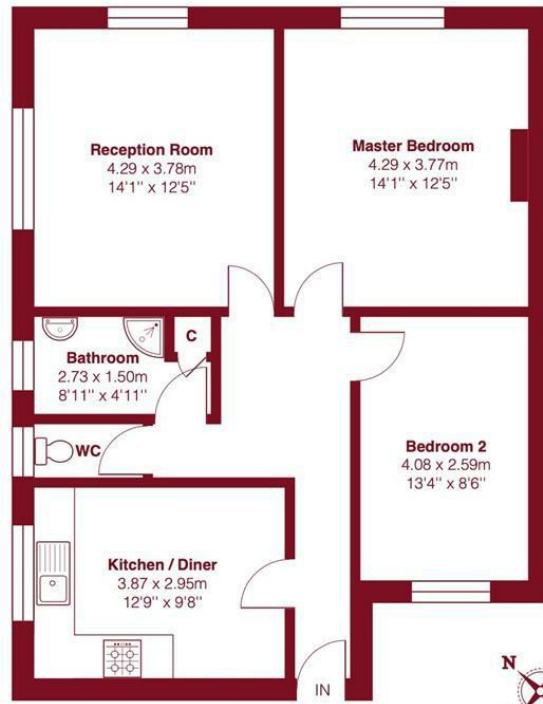
COMMUNAL GARDENS



Large, enclosed, well tended communal garden to rear with mature planting and separate paved laundry drying area.

Floor Plan

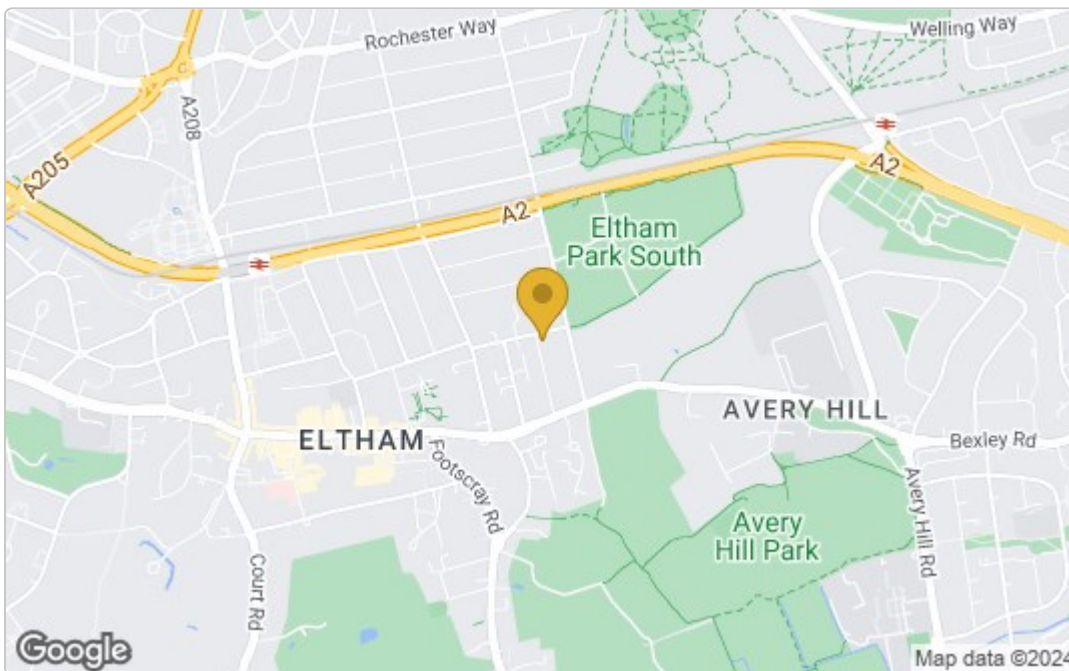
Glenure Road SE9
Total Area: 72.5 m ... 781ft



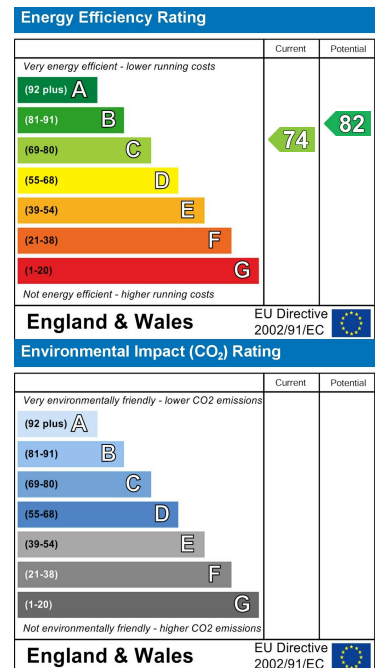
First Floor

This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.