

Westmount Estates



Westmount Road, London, SE9 1UT

Asking Price £210,000

Centrally located for both Eltham High Street and mainline station. Westmount Estates have pleasure in offering this ONE bedroom second floor flat. Internally the accommodation comprises a sizable lounge, modern fitted kitchen and bathroom and a double bedroom. Offered with the benefit of a long lease this property would be ideal for either a first time purchase or as an investment. EPC rating C. Council Tax Greenwich band B.

COMMUNAL ENTRANCE

A multi paneled door with entry phone system to a communal hallway with stairs to second floor, hardwood door to the entrance hall.

ENTRANCE HALL



Entry phone system, door housing large storage cupboard, radiator, centre light point.

LOUNGE 15'1" x 12'9" (4.6 x 3.9)



A double glazed window to front, radiator, coved ceiling, centre light point.

FITTED KITCHEN 10'9" x 5'10" (3.3 x 1.8)



A modern fitted kitchen with a range of eye and base units, roll top work surface with tiled surround, built in oven and four ring gas hob with extractor fan over, single sink unit with stainless steel drainer and mixer taps, plumbing for washing machine, space for a free standing fridge freezer, double glazed window to front, extractor fan, radiator, centre light point.

BEDROOM ONE 13'9" x 10'2" (4.2 x 3.1)



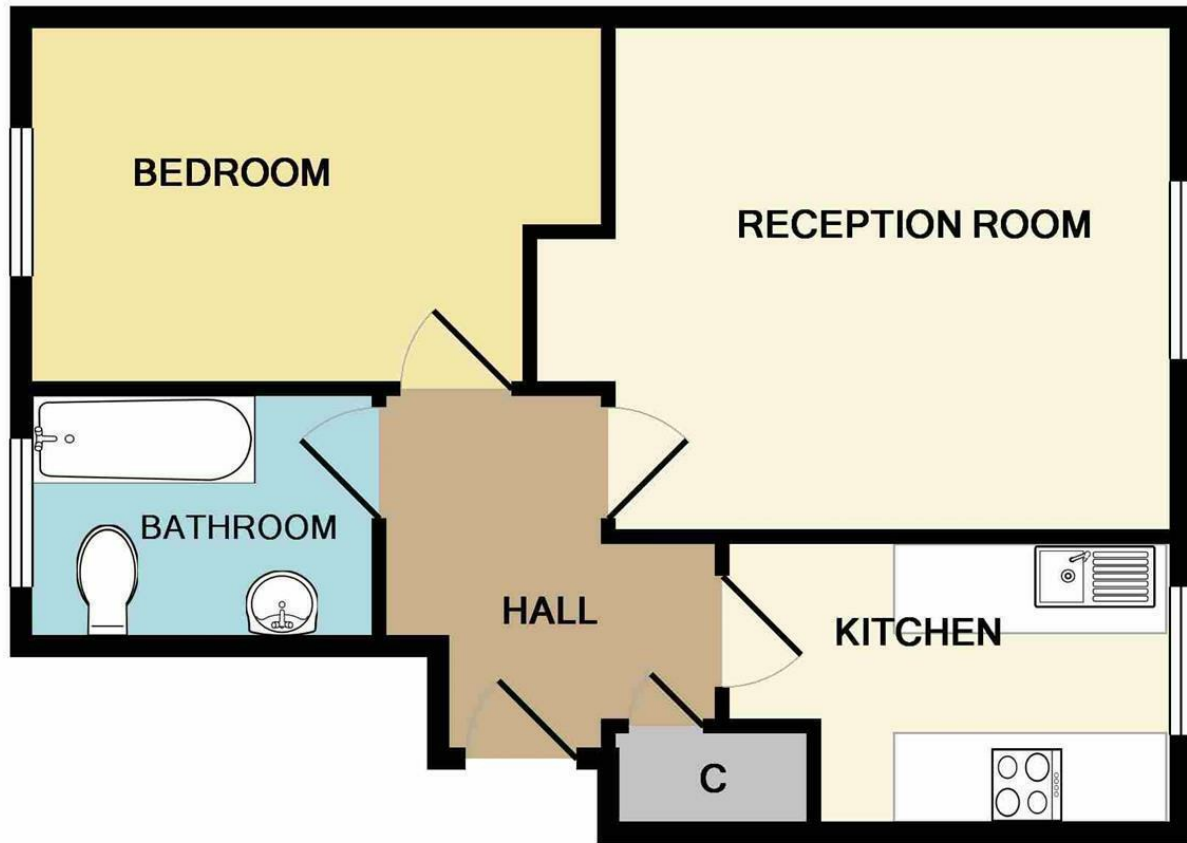
A double glazed window to rear, radiator, centre light point.

BATHROOM 8'10" x 5'6" (2.7 x 1.7)



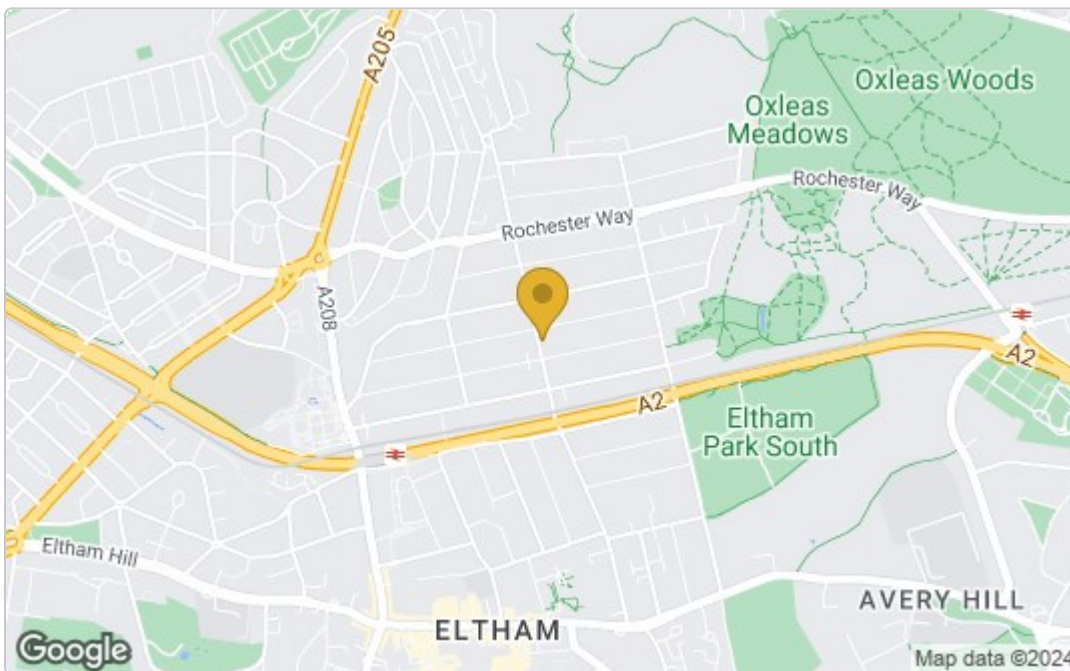
A three piece suite comprising panel enclosed bath with mixer taps and shower attachment and glass screen, pedestal wash hand basin, low flush w/c, radiator, double glazed frosted window to rear, extractor fan, centre light point.

Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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