



Wythens Walk, London, SE9 2SQ

Asking Price £285,000

Located on the top (third) floor of this purpose built low rise block is this well proportioned TWO bedroom flat. Internally the property is arranged to provide a reception room with balcony, TWO double bedrooms, kitchen and bathroom. Well situated for the amenities located along Eltham High Street and access back to Eltham mainline train station offering a fast and frequent service to multiple London Termini including London Bridge, Waterloo East, Charing Cross and London Victoria. Offered to the market Chain free. Unexpired lease 90 years approx, Yearly service charge £1,982.00 approx, Annual ground rent £0.00 per annum. EPC rating C.

ENTRANCE HALL

Wooden entrance door, inset ceiling spot lights, two built in storage cupboards, doors to all rooms, vinyl flooring.

RECEPTION ROOM 14'11" x 12'2" (4.57 x 3.71)



Double glazed double doors to rear leading to balcony with windows to either side of the door, additional double glazed window to rear, inset ceiling spotlights, radiator, vinyl flooring.

KITCHEN 10'3" x 8'8" (3.14 x 2.65)



Fitted with a matching range of wall and base units with worktop over, stainless steel sink with drainer and mixer tap, space for washing machine, tumble dryer and fridge freezer,. Built in electric oven and four ring gas hob with extractor hood over. Double glazed window to front, inset ceiling spotlights, wall mounted gas boiler (untested) concealed within wall unit, partly tiled walls, tiled flooring.

BEDROOM ONE 12'4" x 11'1" (3.78 x 3.40)



Double glazed window to rear, inset ceiling spotlights, radiator, floor to ceiling wardrobes to one wall, vinyl flooring.

BEDROOM TWO 11'10" x 8'1" (3.62 x 2.48)



Double glazed window to front, inset ceiling spotlights, radiator, floor to ceiling wardrobes to one wall, vinyl flooring.

BATHROOM 6'0" x 5'10" (1.85 x 1.80)



Fitted three piece suite comprising: paneled bath with mixer tap and shower over, vanity wash hand basin with mixer tap and low level flush W.C. Frosted double glazed

window to front, partly tiled walls, heated towel rail, tiled flooring.

BALCONY

Access via reception room.

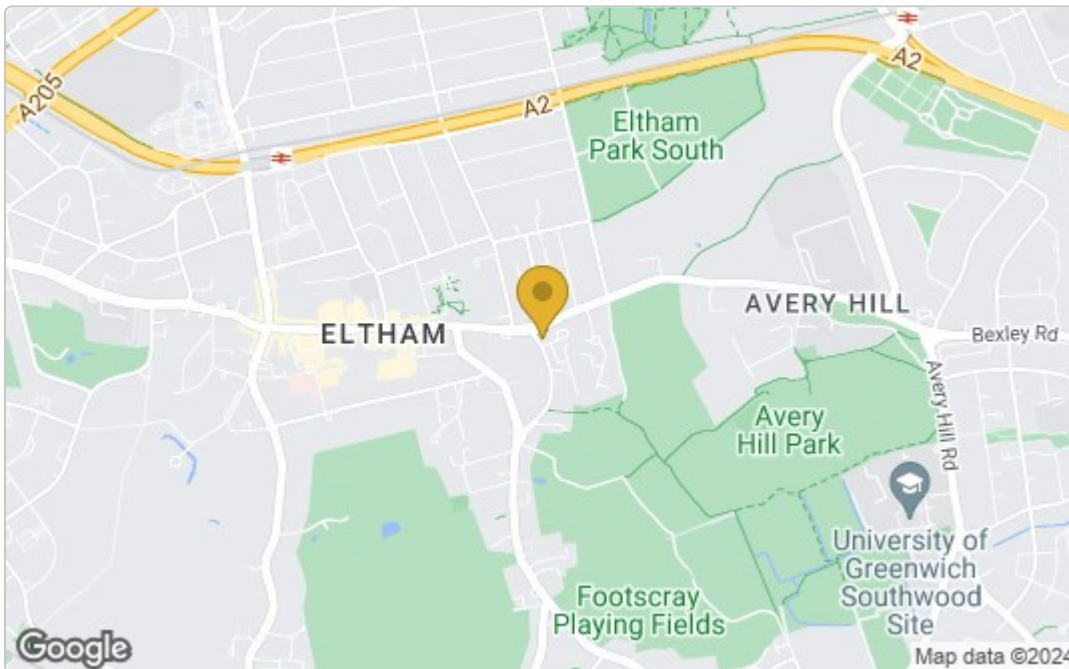
Floor Plan

GROUND FLOOR

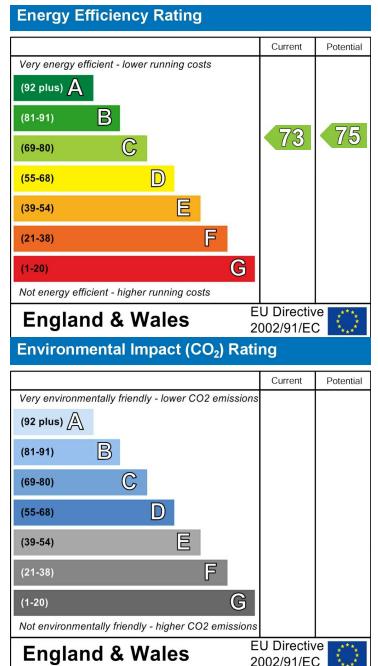


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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