



23 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.



Wythens Walk, London, SE9 2SQ

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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
92-100% A			92-100% A		
81-91% B			81-91% B		
69-80% C			69-80% C		
55-68% D			55-68% D		
39-54% E			39-54% E		
21-38% F			21-38% F		
1-20% G			1-20% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
73	75				
England & Wales		England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC		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.