

Westmount Estates



Lingfield Crescent, London, SE9 2RL

£275,000

Westmount Estates have the pleasure of welcoming to the market this well proportioned TWO bedroom first floor maisonette which is conveniently located for Falconwood mainline train station. Internally the property offers a spacious reception room, TWO bedrooms, kitchen and bathroom. To the rear of the property there is a well proportioned private section of garden The property boasts a 912 year unexpired leasehold, £4.00 per annum ground rent and no service charges. Interest is sure to be high so an early viewing is highly recommended. Council tax Bexley band B. EPC rating C.

ENTRANCE HALL

UPVC entrance hall, access to loft, doors to all rooms, built in storage cupboard, wood laminate flooring.

RECEPTION ROOM 13'5" x 10'4" (4.11 x 3.17)



Double glazed window to front, centre light point, coving to ceiling, radiator, wood laminate flooring.

KITCHEN 7'1" x 5'10" (2.17 x 1.78)



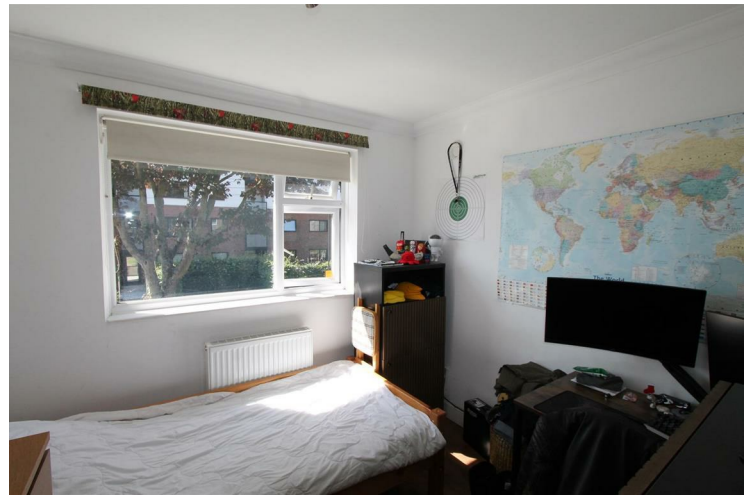
Fitted with a matching range of wall and base units with work surface over, stainless steel sink and drainer with mixer tap. Built in electric oven and four ring electric oven with stainless steel extractor hood over. Space for fridge freezer, washing machine and slim line dish washer. Wall mounted boiler, inset ceiling spot lights, partly tiled walls, tiled flooring.

BEDROOM ONE 10'4" x 9'4" (3.17 x 2.87)



Double glazed window to rear, centre light point, radiator, wood laminate flooring.

BEDROOM TWO 9'4" x 8'9" (2.86 x 2.69)



Double glazed window to front, centre light point, radiator, wood laminate flooring.

BATHROOM 5'5" x 5'5" (1.67 x 1.66)



Three piece suite comprising: paneled bath with mixer tap including shower attachment, wall hung wash hand basin and low level flush W.C. Frosted double glazed window to side, centre light point, partly tiled walls, heated towel rail, tiled flooring.

REAR GARDEN

Small patio area, mainly laid to lawn with mature trees and shrubs.

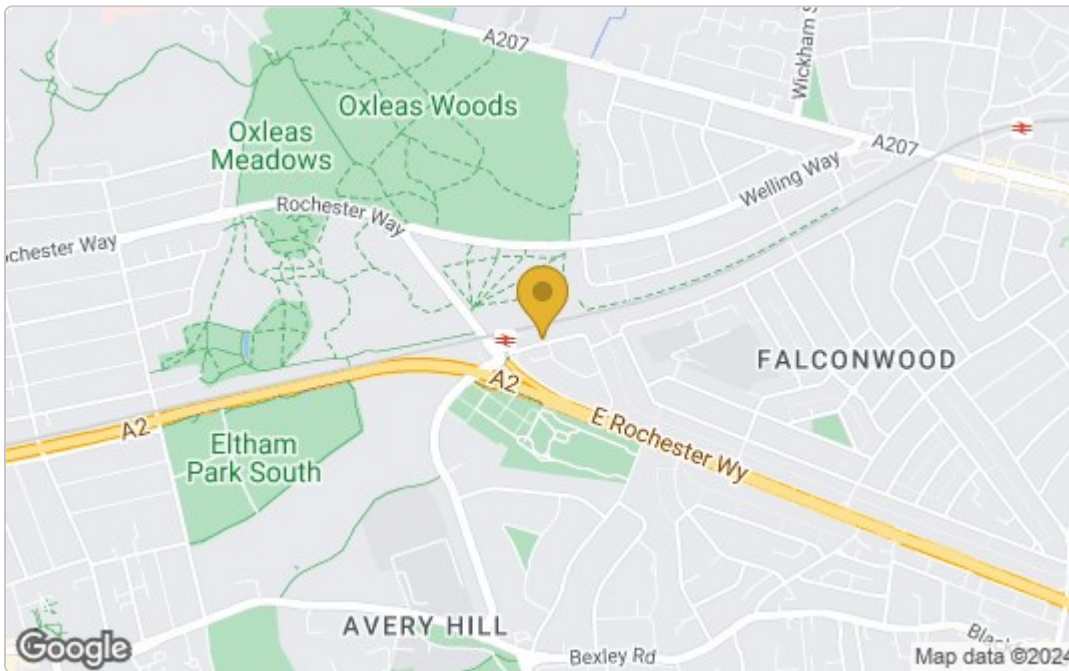
Floor Plan

FIRST FLOOR

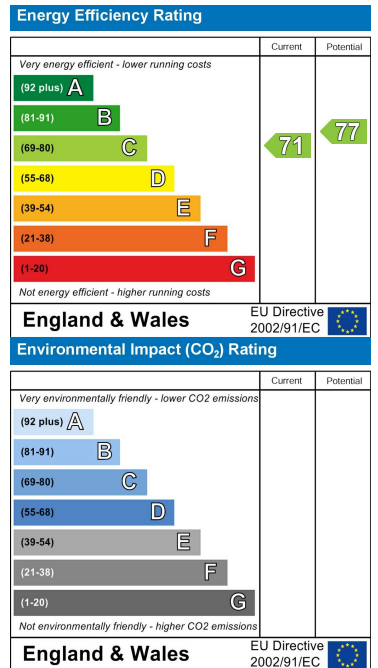


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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