

Westmount Estates



Earlshall Road, London, SE9 1PR

£2,800 PCM

AVAILABLE MID OCTOBER. Situated within the heart of Eltham Park, Westmount Estates have pleasure in offering this THREE bedroomed 'Corbett' end of terraced family home. Internally the accommodation comprises of a sizeable lounge, an 'L' shaped dining room which opens to the kitchen, downstairs W.C, three well appointed bedrooms and the family bathroom. The garden to the rear is of southerly aspect which has been well tended over the years with a lockable side gate with access to the front to a block paved driveway of off road parking. Other benefits include a large double garage. Situated just a few minutes walk to the very sought after Gordon school with Eltham High Street and mainline station within 1/2 miles distance demand is sure to be high.

BLOCK PAVED DRIVEWAY



KITCHEN/DINER



DOWNSTAIRS W.C

STAIRS AND LANDING



ENTRANCE

ENTRANCE HALL



BEDROOM ONE



LIVING ROOM



BEDROOM TWO



REAR GARDEN



DOUBLE GARAGE

BEDROOM THREE



FAMILY BATHROOM



Floor Plan



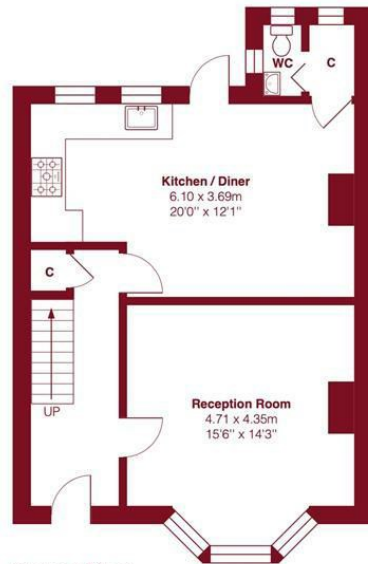
Earlshall Road SE9

Total Area: 100.4 m²... 1080 ft²

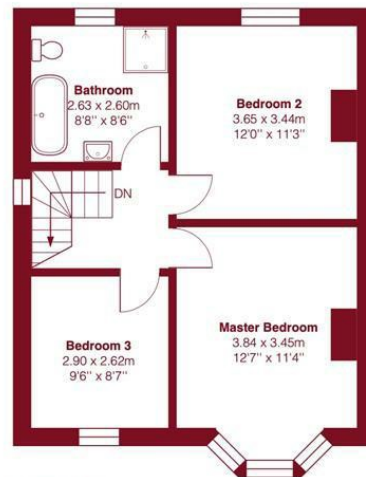
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Out Building



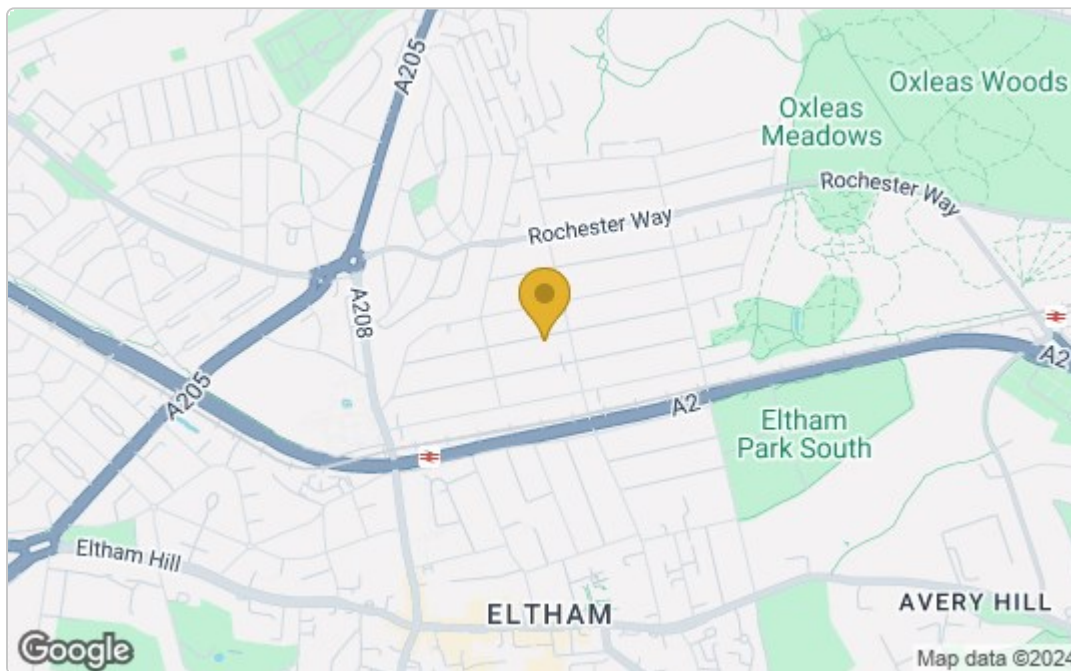
Ground Floor



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

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			
			68
		49	
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	

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.

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