

# Westmount Estates



Well Hall Road, London, SE9 6AS

**Offers Over £250,000**

Offered to the market with NO Onward Chain. Forming part of this modern development is this well proportioned TWO bedroom flat. Arranged to provide a sizable reception room with open plan kitchen including integrated appliances, two bedrooms and bathroom with three piece suite. There is also an allocated parking space. The property is presented in excellent condition throughout. Council tax Greenwich band C, EPC rating D, service charges £2,700.00 P/A (approx) Ground rent £0.00. Approx 198 years unexpired on the lease.

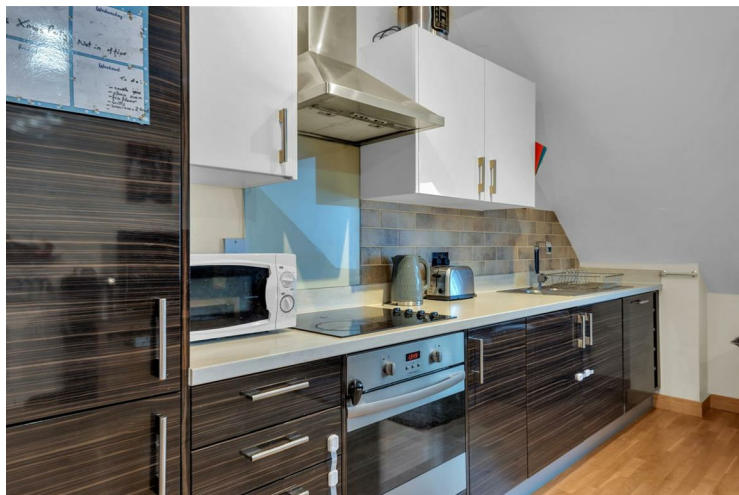
## ENTRANCE

Video entry phone system to communal hallway with stairs or lift to the third floor.

## ENTRANCE HALL

Solid wooden door with spyhole to entrance hall, radiator with concealed cover, video phone entry system, laminate flooring, substantial sized storage cupboards, two centre light points.

## OPEN PLAN LOUNGE KITCHEN AREA 19'0" x 14'9" (5.8 x 4.5)



laminare flooring, range of eye and base units with a roll top worksurface and tiled splashback, one and half sink unit with stainless steel mixer tap and drainer, built in oven with four ring halogen hob and extractor fan over with a clear glass back splashback area, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, double glazed window to rear, inset spotlights, open plan to a lounge and dining area.

## LOUNGE AND DINING AREA 19'0" x 14'9" (5.8 x 4.5)



Double glazed window, radiator with concealed cover, centre light point.

## BEDROOM ONE 12'5" x 10'9" (3.8 x 3.3)



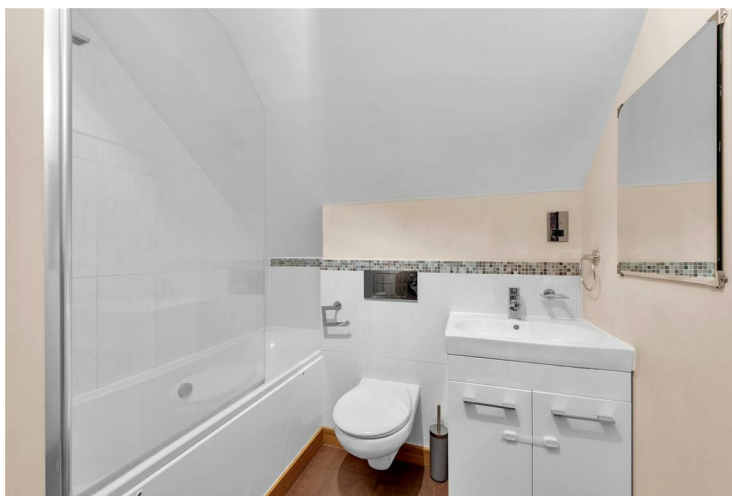
Double glazed window to rear, radiator, floor to ceiling mirrored wardrobes to one wall, centre light point.

## BEDROOM TWO 19'8" x 8'10" (6.0 x 2.7)



Double glazed bedroom to rear, double glazed Velux window to side, doors to eaves storage space, radiator, four way centre spotlight.

## BATHROOM



Three piece bathroom suite with panel enclosed bath, wall mounted power shower with glass screen, low flush w/c with concealed system, vanity wash hand basin with storage under, medicine cabinet, towel rail radiator, vinyl flooring, half tiled walls, four way centre spotlight.

**REAR**

Allocated parking which is accessible via a lockable remote access to gate. Boiler is energy efficient heat pump, lockable bike shed.

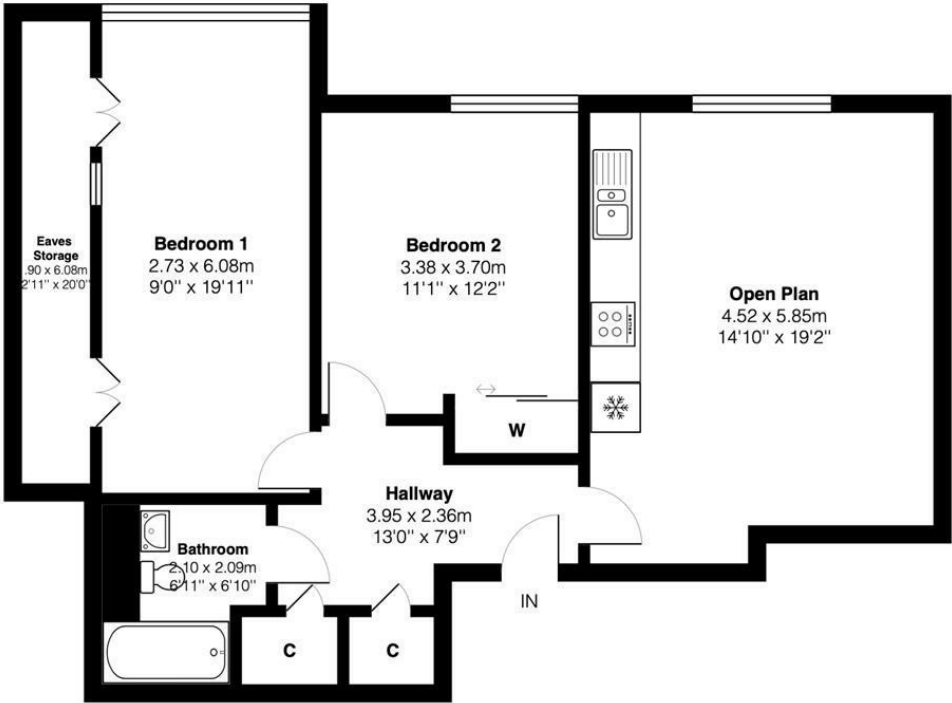
Floor Plan



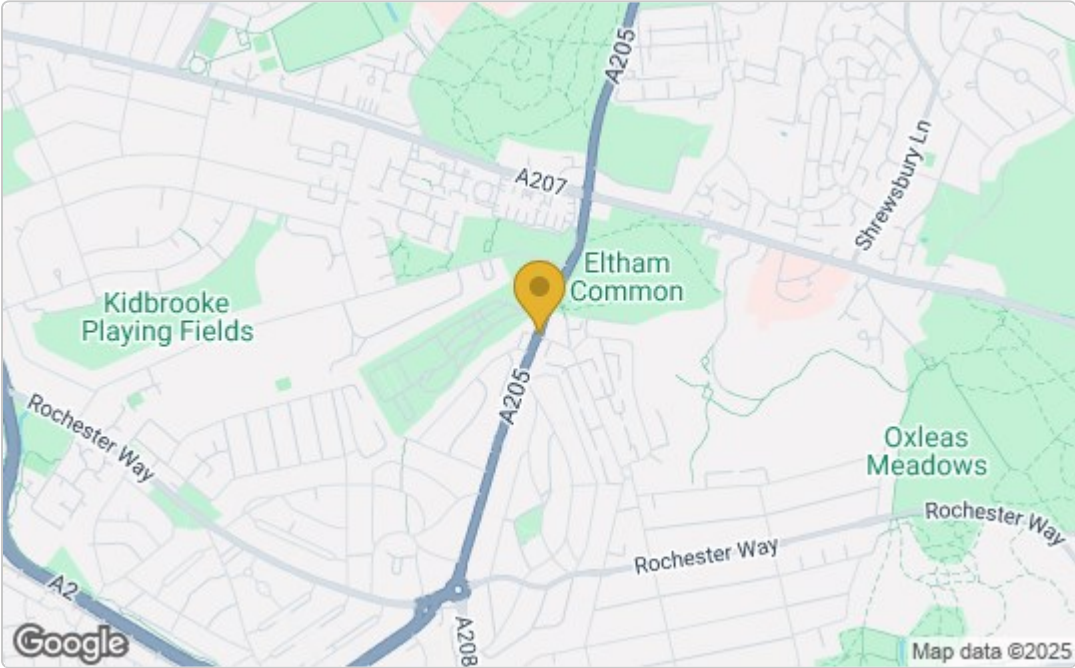
Well Hall Road SE9

Total Area: 80.5 m<sup>2</sup> ... 866 ft<sup>2</sup>

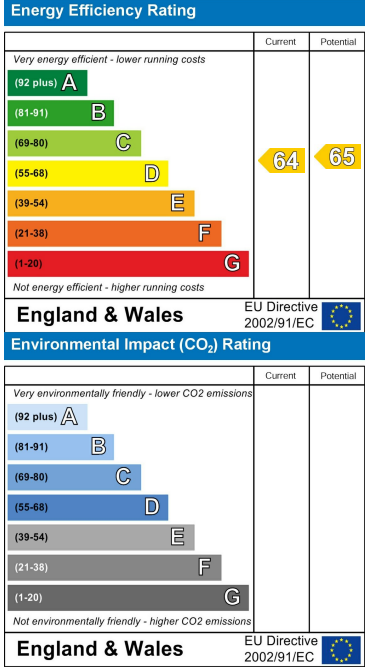
All measurements are approximate and for display purposes only



Area Map



Energy Efficiency Graph



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