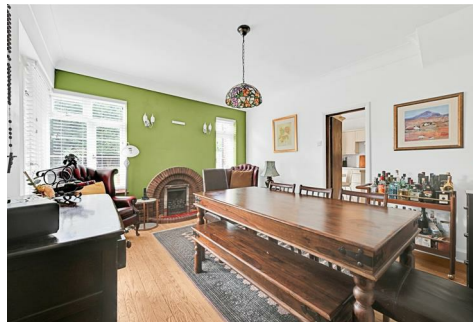


Westmount Estates



Glenesk Road, Eltham, SE9 1AG

Asking Price £1,500,000

Nestled within an expansive and private plot, this one-of-a-kind detached residence offers a unique blend of space, versatility and lots of art deco original features. Rarely available on the market, this home is perfectly suited for those seeking an exceptional living experience with the added benefit of a self-contained annex, ideal for multi-generational living, guest accommodation, or rental potential.

Located in a highly sought-after area, this home combines privacy with convenience, offering easy access to local amenities, good schools, and excellent transport links.

Internally this property represents a rare opportunity to acquire a unique 4 double-bed, property with orangery, a large garage, separate annex with its own kitchen, bathroom and private garden. , Early viewing is highly recommended to fully appreciate its character, charm, and potential. EPC rating D. Freehold. Council Tax band G.

ENTRANCE HALL 13'11" x 12'11" (4.26 x 3.96)



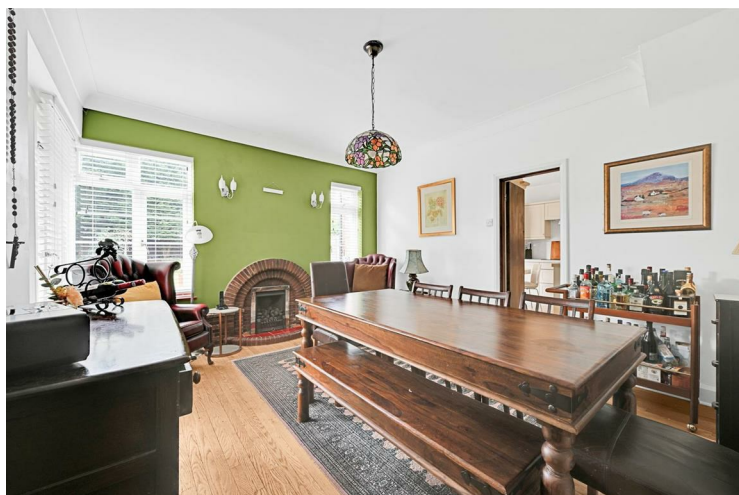
Wooden entrance door with frosted glass window, coving to ceiling, centre light point, carpeted stairs to first floor level with wood paneling up the wall of the staircase, radiator, wooden flooring.

FRONT RECEPTION ROOM 18'11" x 12'11" (5.78 x 3.96)



Double glazed window to front and rear, door to rear leading to lean-to. Two radiators, open fire, centre light point, coving to ceiling, wooden flooring.

DINING ROOM 13'10" x 12'0" (4.24 x 3.66)



Two double glazed windows to rear, door to side leading

to lean-to. gas fire, coving to ceiling, centre light point, under stairs storage cupboard, wooden flooring.

ORANGERY 12'11" x 8'11" (3.96 x 2.72)



double glazed windows to rear and side, double glazed door to rear leading to garden. wooden beams, radiator, tiled flooring.

KITCHEN 25'8" x 12'3" (7.84 x 3.74)



Fitted with a matching range of wall and base units with worktop space over, one and a half bowl sink with drainer and mixer tap. Space for dishwasher, washing machine and fridge freezer. Built in four ring electric hob with extractor fan over. Aga. Partly tiled walls tiled flooring. Multi point centre light point. Double glazed window to rear, double glazed door to side leading to garden.

LADA

Radiator, centre light point, full height units, tiled flooring.

GROUND FLOOR W.C.

Double glazed window to front, centre light point, low level flush W.C. wall hung wash hand basin, vinyl flooring

FIRST FLOOR LANDING

Coving to ceiling, centre light point, double glazed window to side, radiator, carpet as laid.

BEDROOM ONE 14'11" x 12'11" (4.56 x 3.95)



Double glazed window to rear and side, centre light point, coving to ceiling, two radiators, built in floor to ceiling wardrobes along one and a half walls, wooden flooring.

EN SUITE SHOWER ROOM



Three piece suite comprising: corner shower cubical with glass sliding doors, wall hung wash hand basin with mixer tap and low level flush W.C. Frosted double glazed window to rear, partly tiled walls, tiled flooring.

BEDROOM TWO 18'10" x 18'2" (5.75 x 5.54)



Velux Windows to front, rear and side, eaves storage, centre light point, carpet as laid.

BEDROOM THREE 14'11" x 10'11" (4.57 x 3.35)



BEDROOM FOUR 13'0" x 7'10" (3.97 x 2.40)



Double glazed window to front, centre light point, coving to ceiling, radiator, built in storage cupboard, pedestal wash hand basin with local tiling splash back, wooden flooring.

BATHROOM 9'6" x 7'1" (2.90 x 2.16)



Fitted with a paneled bath with telephone style mixer tap, pedestal wash hand basin and shower cubical. Double glazed frosted double glazed window to rear, centre light point, radiator with towel dryer, partly tiled walls, tiled flooring.

SEPARATE W.C.

Frosted double glazed window to side, low level flush W.C. pedestal wash hand basin with local tiling splash backs, centre light point, wooden flooring.

LAUNDRY CUPBOARD

Wall mounted boiler and floor standing water cylinder, centre light point.

REAR GARDEN 89'8" x 46'1" (27.35 x 14.05)



Block paved patio, mainly laid to lawn, mature trees and shrubs, rear access to garage, greenhouse.

FRONT GARDEN

In and out driveway, mature shrubs.

SIDE ANNEX

ENTRANCE HALL

Wooden entrance door, centre light point, radiator, laminate flooring.

LIVING AREA 28'11" x 15'11" (8.83 x 4.86)

Double glazed window to front, two rook lanterns, four radiators, double glazed double doors to rear leading to garden, laminate flooring.

KITCHEN 6'0" x 5'4" (1.84 x 1.63)

Fitted with a matching range of wall and base units with work top over, stainless steel sink with drainer and mixer tap. Two ring electric hob with extractor hood over. Electric oven. Strip light, double glazed window to rear, vinyl flooring.

WET ROOM 6'8" x 3'4" (2.05 x 1.02)

Tree piece suite comprising: Walk in shower cubical with wet room floor, wall hung wash hand basin with mixer tap, partly tiled walls. Frosted double glazed window to front, heated towel rail, wall mounted boiler.

GARDEN 83'0" x 13'7" (25.30 x 4.15)

Block paved patio, Astro turf, mature shrubs.

Floor Plan

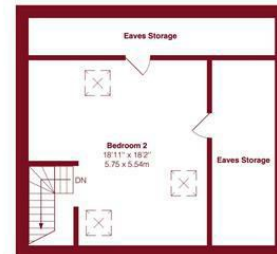
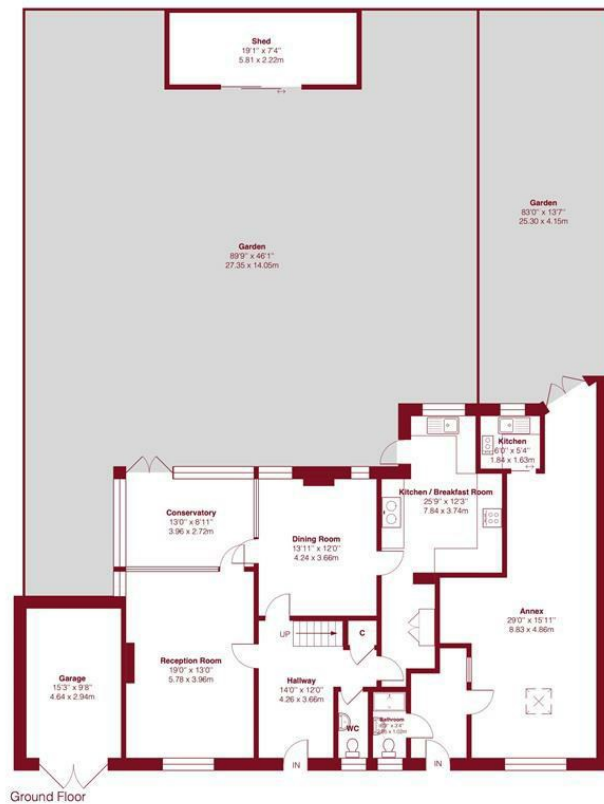
Glenesk Road, SE9

Approximate Gross Internal Area = 2647 sq ft / 245 sq m

Garage Area = 145 sq ft / 13.5 sq m

Shed = 138 sq ft / 12.8 sq m

Approximate Total Area = 2941 sq ft / 273.3 sq m



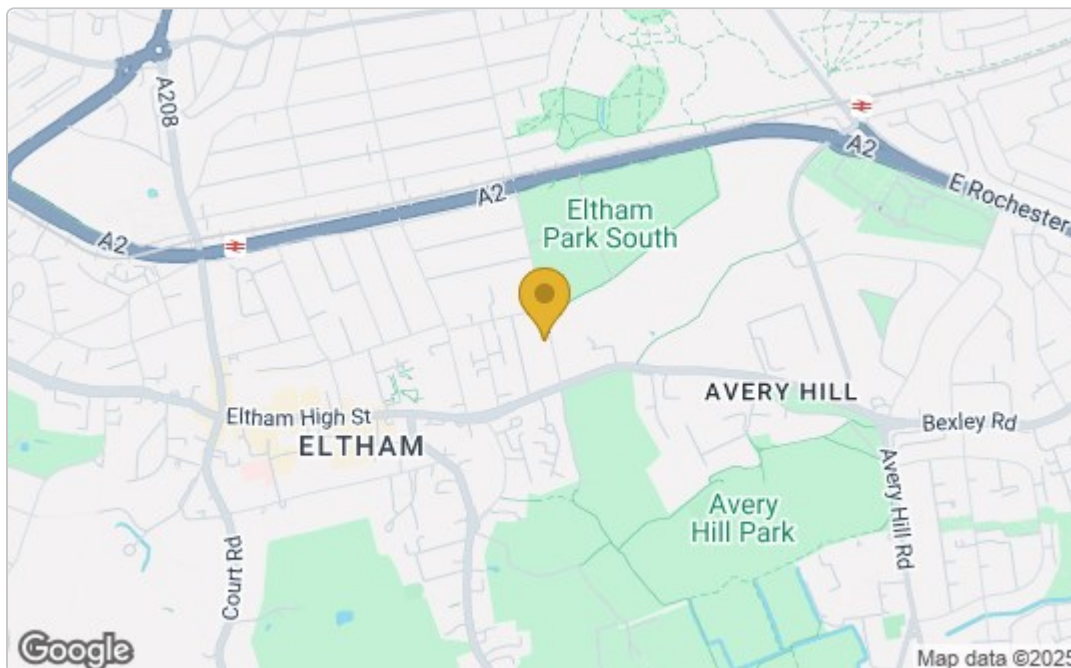
Second Floor



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.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		58	76
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC	
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
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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