

# Westmount Estates



Footscray Road, London, SE9 2TA

**Offers Over £150,000**

**\*\* GUIDE PRICE £150,000 - £175,000 \*\*** Charming first floor flat for the over 55's boasting a convenient location in a quiet residential area. Internally the accommodation comprises of a sizeable lounge, fitted kitchen, a double bedroom and a three piece bathroom suite. Greenwich council tax band B. EPC rating tba.

## COMMUNAL ENTRANCE HALL

An entry phone system to communal entrance hall, stairs to the first floor. A wooden front door with a frosted glass insert to the entrance hall.

## ENTRANCE HALL



A substantial sized storage cupboard, wall mounted storage heater, coved ceiling, access to the loft via hatch, second cupboard housing tank and airing space.

## LOUNGE



A double glazed Georgian window to front, electric fire with marble surround and wooden mantle, coved ceiling, wall mounted storage heater, centre light point.

## FITTED KITCHEN



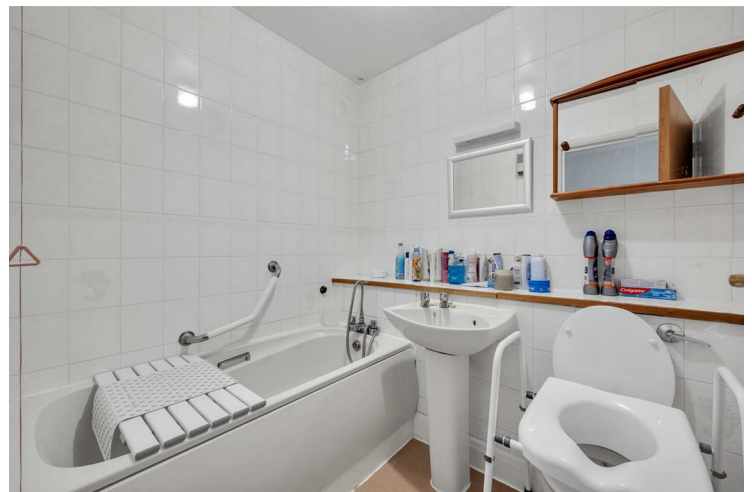
Fitted with a range of eye and base units, roll top work surface, built in oven four ring hob with extractor fan over, double glazed Georgian window to side, plumbing for washing machine, single sink unit with stainless steel drainer and mixer taps, tiled surround, vinyl flooring, wall mounted heater centre light point.

## BEDROOM ONE



Two double glazed Georgian windows to side, storage heater, centre light point, built in wardrobe.

## BATHROOM



A three piece suite comprising panel enclosed bath with

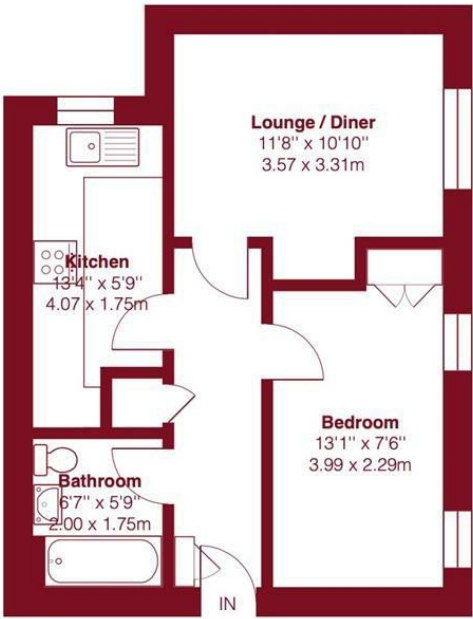
mixer taps, pedestal wash hand basin, low flush w/c,  
tiled walls, extractor fan.

Floor Plan



Footscray Road, SE9

Approximate Gross Internal Area = 419 sq ft / 38.9 sq m



First Floor

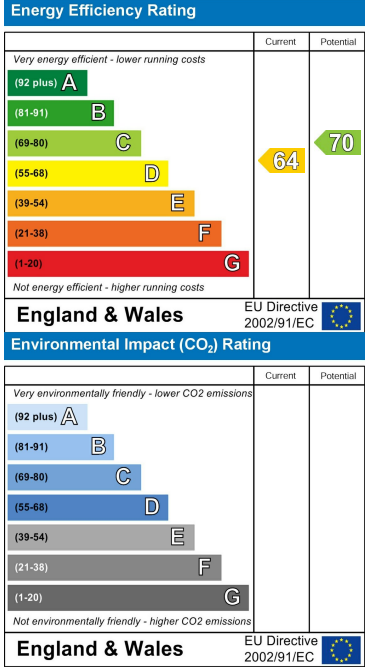


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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Area Map



Energy Efficiency Graph



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