



Andrews Place, London, SE9 2SJ

Price Guide £250,000

Welcomed to the market comes this fine GROUND FLOOR ONE BED apartment with its own private rear garden offered with immediate availability. Internally the property comprises of a large 'L' shaped living room/dining room with patio doors open on to the rear garden and an entrance to the kitchen, including a cooker, washing machine and fridge/freezer. The bathroom features a walk in shower unit, low level w.c and wash hand basin located adjacent to the master bedroom. Additional benefits include a private rear garden with side access to front and a designated parking space. Greenwich council tax band D. EPC rating D. 88 year unexpired.

ENTRANCE

Entry phone system to a communal; entrance hall. Wooden door to the entrance hall.

ENTRANCE HALL

Laminate flooring, centre light point, door housing a water tank and airing space, entry phone system.

'L' SHAPED LIVING ROOM



A double glazed window to side, laminate flooring, double glazed patio doors for access to the garden, two centre light points, wall mounted storage heater.

KITCHEN



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

BEDROOM



A double glazed window to front, laminate flooring, radiator, four way centre spotlight.

BATHROOM



A walk in double width wall mounted fixed and detachable head power shower, tiled walls, shower screen, vanity wash hand basin, low flush w/c, towel rail electric radiator, dimplex heater, double glazed frosted window to side, centre light point.

REAR GARDEN



A well kept private rear garden overlooking an open field, timber storage shed, side access via a lockable gate, Astro turf, decking, outside tap and lighting.

PARKING SPACE

Allocated parking for one vehicle.

DRONE

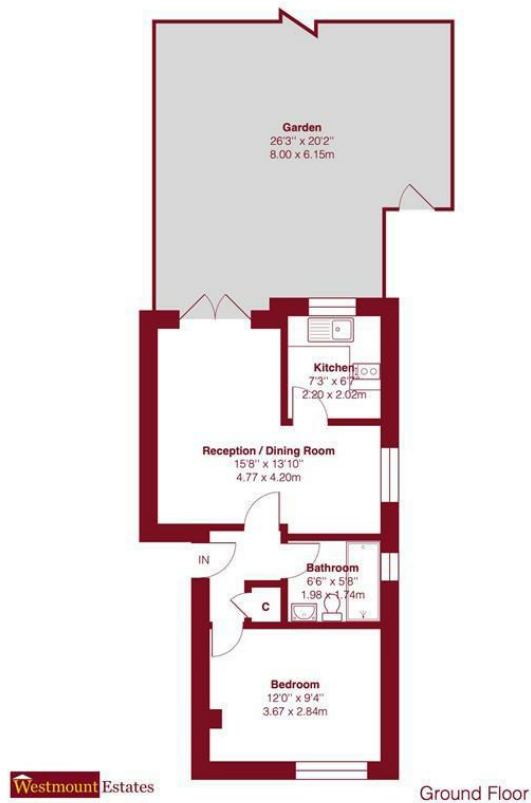


Floor Plan



Andrews Place, SE9

Approximate Gross Internal Area = 424 sq ft / 39.4 sq m



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. No liability is accepted for any errors.

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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>		60	78
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		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 	

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