

# Westmount Estates



Tattersall Close, London, SE9 6EU

**Asking Price £220,000**

Located just a few hundred yards from Eltham mainline train station and bus garage is this well proportioned ONE double bedroom flat. Offered to the market with NO Forward Chain. Comprising: a spacious reception room, double bedroom, kitchen and bathroom. Additional benefits to tempt include: communal heating and hot water (paid as part of the service charge), UPVC double glazing throughout and a composite high security entrance door. Leasehold: 125 years from 11/02/2019 leaving 119 years unexpired, service charge £2,203.00 estimated for year ending 31/03/2026, ground rent £10.00. Council tax band B. Viewing recommended. EPC rating C

### ENTRANCE HALL

Entrance door with fronted window to side, entry phone system, centre light point, two built in storage cupboards, radiator, laminate flooring.

### RECEPTION ROOM 15'2" x 11'11" (4.64 x 3.64)



Double glazed window to rear, strip light, picture rail, radiator, laminate flooring.

### KITCHEN 10'0" x 7'4" (3.06 x 2.24)



Fitted with a matching range of wall and base units with work surface over, stainless steel sink with drainer and mixer tap. Space for fridge freezer and four ring gas cooker. Double glazed window to front, strip light, partly tiled walls, vinyl floor tiles.

### BEDROOM ONE 15'2" x 8'11" (4.64 x 2.72)



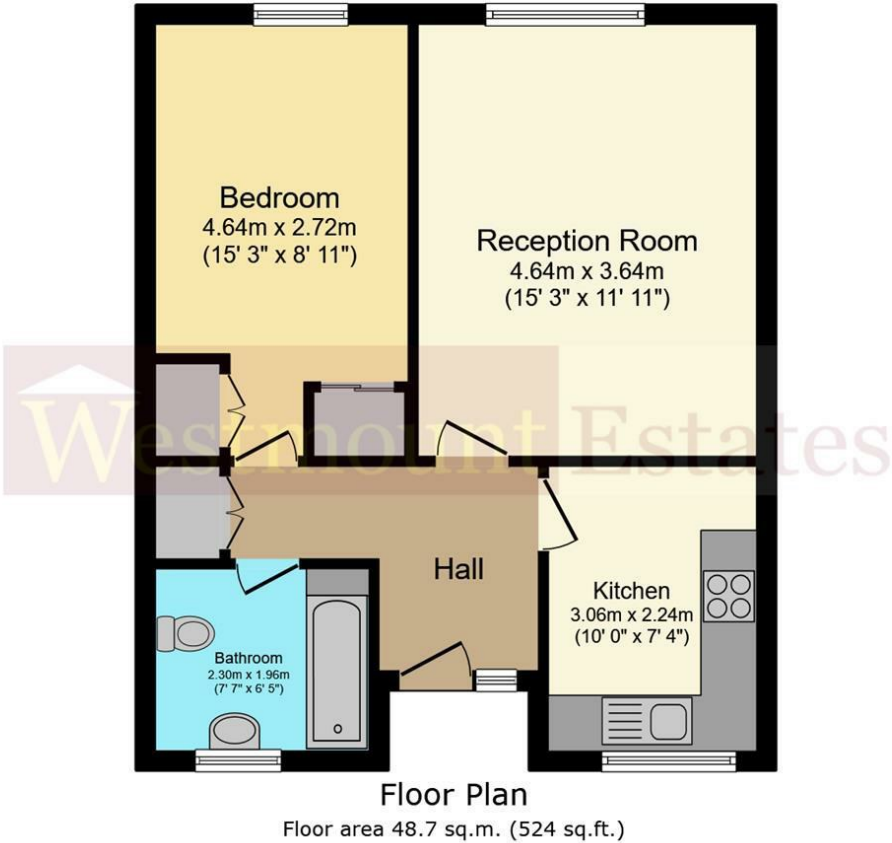
Double glazed window to rear, centre light point, two built in storage cupboards, radiator, laminate flooring.

### BATHROOM



Fitted three piece suite comprising: Panelled bath with mixer tap including shower attachment, pedestal wash hand basin and low level flush W.C. Frosted double glazed window to front, partly tiled walls, radiator, vinyl flooring.

Floor Plan

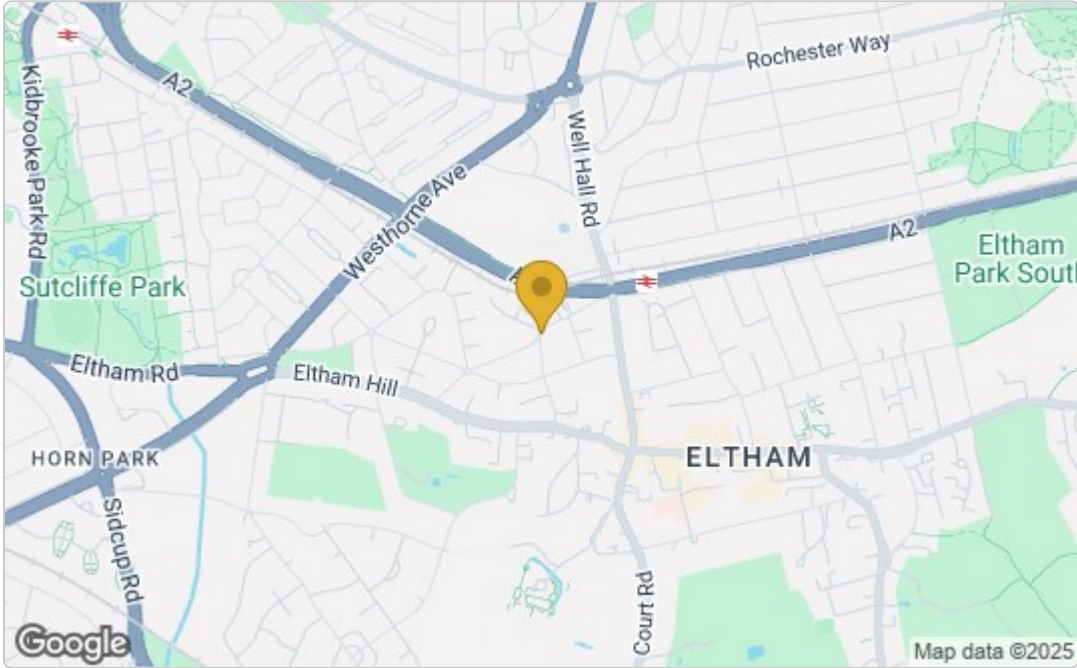


Total floor area: 48.7 sq.m. (524 sq.ft.)

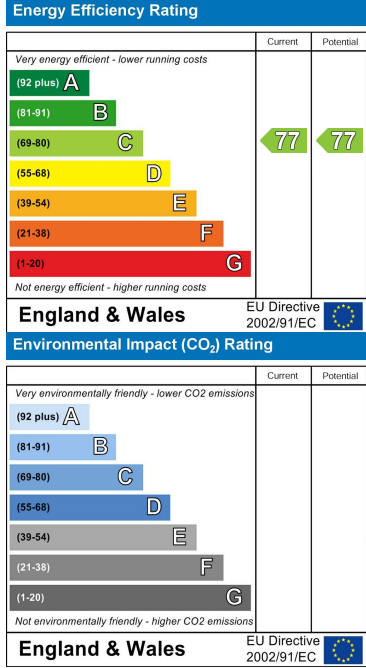
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



Area Map



Energy Efficiency Graph



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