



Flat 4, 503 Footscray Road, New Eltham, London, SE9 3UH

£375,000

- Stunning Split Level Apartment
- Modern Bathroom Suite
- Allocated Parking
- Bexley Borough
- 2 Double Bedrooms
- Double Glazing
- Share of Freehold
- 26'10 Open Plan Kitchen/Living Room
- Gas Central Heating
- Close to New Eltham Station

503 Footscray Road, London SE9 3UH

Irwin Scott are pleased to offer to the market this stunning SHARE OF FREEHOLD 2 Double Bedroom Top Floor Split Level Conversion Apartment found within this imposing detached property. Situated within the Bexley Borough, close to New Eltham Station and Village.



Council Tax Band: C



ENTRANCE

Carpet as laid.

ENTRANCE HALL

Stairs to landing. Carpet as laid. Feature stain class window.

LANDING

Split level. Double glazed window to side. Downlighters.

OPEN PLAN KITCHEN/LIVING ROOM

26'10 x 14'3

Living Room: Double glazed window to rear. Radiator. Wood flooring. Spotlights. Open plan to kitchen.

Fitted Kitchen: Velux window to rear. Fitted with range of matching base units with granite work surfaces. Stainless steel sink and drainer with mixer tap. Built-in oven and gas hob. Granite breakfast bar. Spotlights.

MASTER BEDROOM

13'5" x 12'3"

Double glazed window to rear. Radiator. Spotlights. Carpet as laid.

BEDROOM 2

12" x 10'10"

Double glazed window to front. Spotlights. Radiator. Carpet as laid.

EN-SUITE SHOWER

Shower cubicle. Wash hand basin.

BATHROOM

11' x 5'

Velux window to rear. White suite comprising panelled enclosed bath with shower mixer. Enclosed wash hand basin. Low level wc. Chrome heated towel rail. Spotlights. Local tiled splash backs. Tiled flooring.

PARKING

Allocated to rear.

Tenure:

Share of Freehold

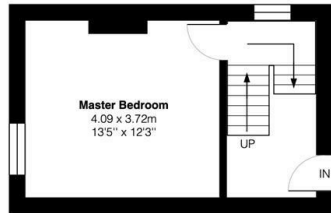
Term: 125 years from 1st January 2006

Current Lease: 107 Years

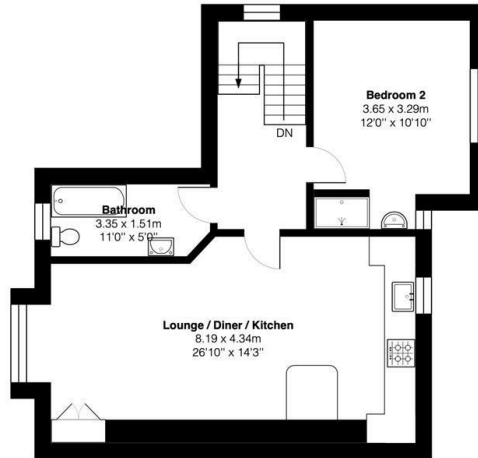
Footscray Road SE9



Total Area: 84.1 m²... 905 ft²



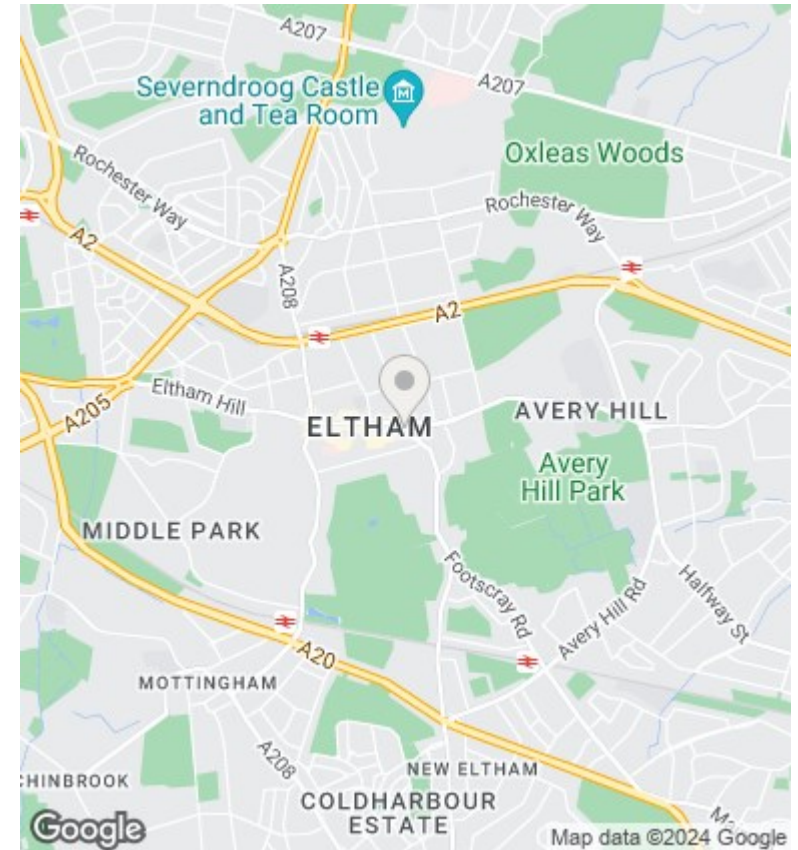
Second Floor



Third 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.



Directions

Viewings

Viewings by arrangement only. Call 0208 859 1100 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	