

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Eltham Palace  
Road

SE9 5LZ



**In need of refurbishment, making it an ideal purchase for first-time buyers looking to put their own stamp on a property, Cockburn are pleased to present this two double bedroom terraced home situated in a convenient and well-connected location close to the heart of Eltham.**



*The ground floor features a bright and spacious reception room to the front of the property, providing a comfortable space for relaxing or entertaining. To the rear, the fitted kitchen leads through to a substantial conservatory extension which creates a versatile additional living or dining area overlooking the garden and allowing plenty of natural light to flood the space. Externally, the property benefits from a generously sized rear garden, perfect for outdoor dining, gardening or family enjoyment. To the front, there is plentiful on-street parking available.*



*Upstairs, the property offers two well-proportioned double bedrooms along with a family bathroom, providing practical accommodation for couples, young families or those working from home.*



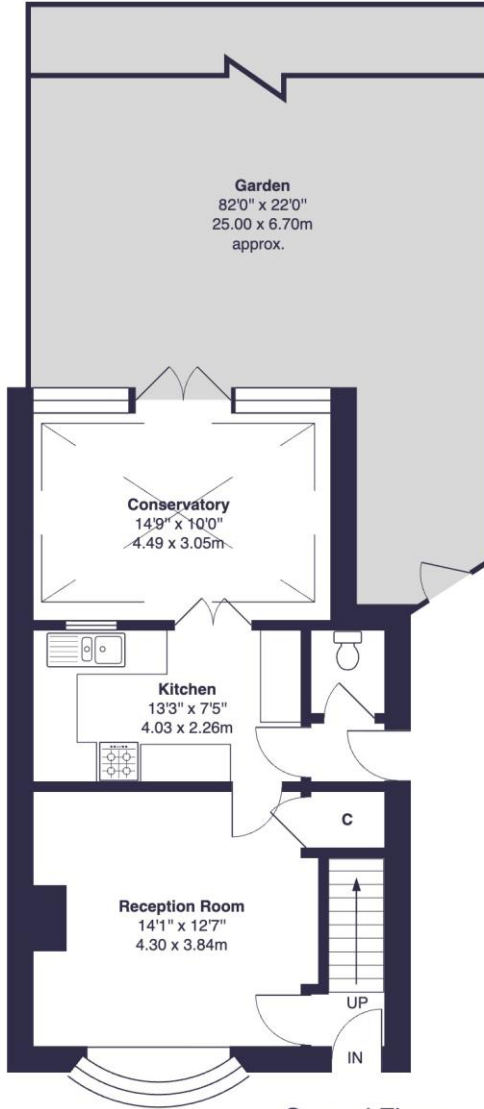
*The location is particularly appealing, with the shops, restaurants and leisure facilities of Eltham High Street within easy reach. For commuters, both Mottingham Railway Station and Eltham Railway Station are nearby, providing convenient services into central London. The property also falls within the catchment area for a number of highly regarded schools and nurseries.*

*Internal viewing comes highly recommended.*

## Key Features:

- ❑ Spacious Terraced Home
- ❑ Two Double Bedrooms
- ❑ Plentiful On Street Parking
- ❑ Generously Sized Rear Garden
- ❑ Extended Conservatory
- ❑ Easy Reach Of Eltham High Street Shops, Amenities & Leisure Facilities
- ❑ Close By To Both Mottingham & Eltham Mainline Stations
- ❑ Ideal For First Time Buyers
- ❑ Catchment Area For Highly Regarded Schools & Nurseries
- ❑ Council Tax Band C - Royal Borough Of Greenwich



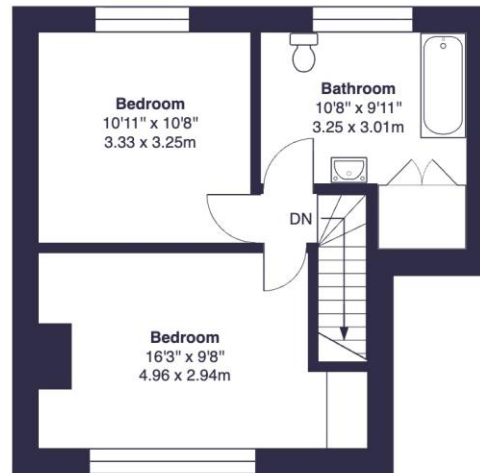


Ground Floor



## Eltham Palace Road, SE9

Approximate Gross Internal Area =  
912 sq ft / 84.8 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. No liability is accepted for any errors.  
By Prime Square Photography / Copyright 2026

**EPC:** D

**COUNCIL TAX BAND:** C

**TENURE:** Freehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



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London  
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