

# Bernard Skinner



11 Laburnum Place, 9-11 Elderslie Road, Eltham Park, SE9 1UJ Offers in excess of £315,000

- Stunning one bedroom flat
- Completely refurbished 2021/2022
- Tasteful decor throughout
- Kitchen with AEG appliances

A stunning one bedroom top floor (second floor) flat, within a small purpose built block of 12 properties. Completely refurbished during 2021/2022 by the current seller to include new windows, new kitchen with AEG appliances, new shower room with handcut Italian imported floor and wall tiling, rewired, new heating, new flooring, new internal doors and tasteful decor throughout. With Hillary venetian blinds to remain along with a black out blind in the bedroom, there is also plenty of fitted and built in storage. With well tended communal areas and gardens with patio area and table and chairs, there is a garage in a block. Situated within sought-after Eltham Park, with extensive parkland within a few hundred yards at Eltham Park South, this truly exceptional property is ready and waiting to move into and enjoy. With a long lease, share of freehold and very reasonable service charge, Why not take a look !



## Property Description

### SHARED ENTRANCE LOBBY

Entryphone, meter cupboard, cupboard housing stopcock, storage box for outdoor furniture cushions, door to communal garden and garages, stairs to:-

### SECOND FLOOR

#### SPACIOUS LANDING

Refuse chute, personal front door to:-

#### ENTRANCE HALL

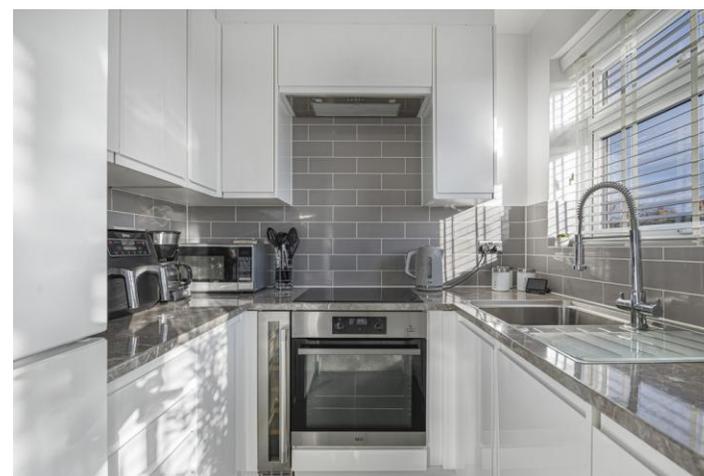
Entryphone, built in double cupboard with shelving and light, further eye level cupboard, radiator, fitted carpet.

#### LIVING ROOM

17' 11" x 11' 1" (5.46m x 3.38m) Upvc double glazed picture window to the front and further upvc double glazed window to the side, two radiators, fitted carpet, through to:-

#### KITCHEN

7' 2" x 7' (2.18m x 2.13m) Upvc double glazed window to the front, fitted with Magnet white gloss wall and base units, integrated washing machine with steam function, integrated slimline dishwasher, built in oven with steam function, induction hob and cooker hood, integrated wine cooler, Liebherr fridge/freezer will remain, Franke stainless steel sink and tap, cupboard housing boiler, handcut imported Italian floor tiling, tiled walls





## BEDROOM

12' 5" widening to 13' 9" into doorway x 9' 10" (3.78m x 3m) Upvc double glazed window to front with remote controlled blackout blind and Venetian blind, built in wardrobes with lighting, fitted wardrobe, fitted cupboard, radiator, fitted carpet.

## SHOWER ROOM

7' 2" x 4' 7" widening to 5' 6" into doorway (2.18m x 1.4m) Double shower unit with glass sliding door, digital Mira rain shower head and further shower head, Roca wash basin with fitted drawer unit beneath, Roca wc with concealed cistern, handcut Italian imported wall and floor tiling, heated towel rail, Faeber steam free LED mirror, Faeber steam free LED mirrored cabinet.



## OUTSIDE

Well maintained communal gardens front and rear, with well stocked flower and shrub borders, lawned areas, block paved patio area with table and chairs, drying area with rotary washing lines.

Garage no:11 in a block, with up and over door, measures approximately 15' 5" x 7' 9", solar panel for motorbike trickle charge.



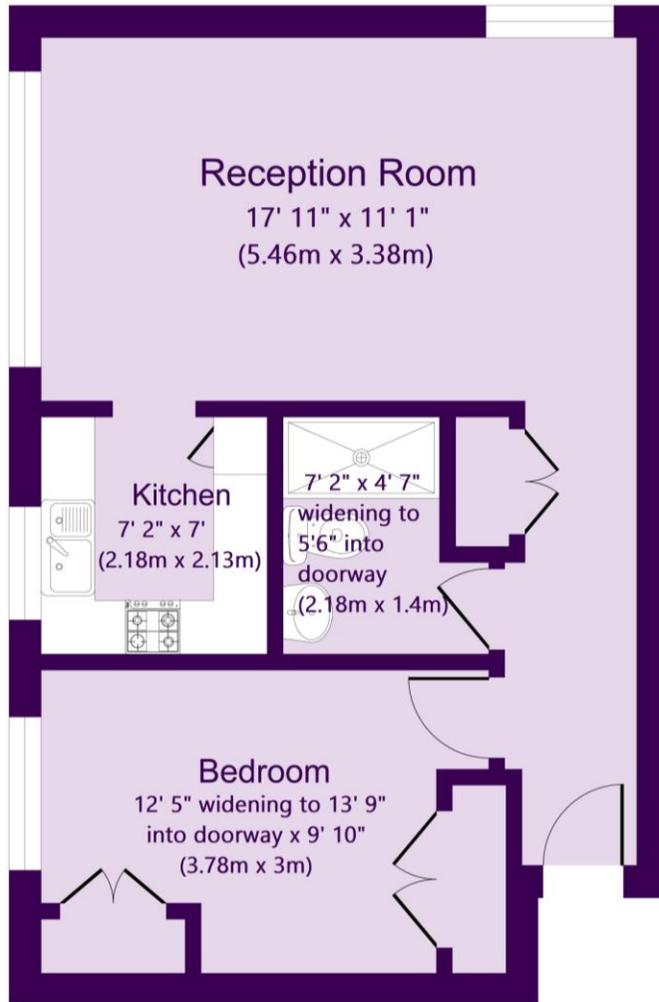
## MATERIAL INFORMATION

Tenure: Share of freehold

Long lease: 999 years from 1/1/2021 - 994 years remaining

# Laburnum Place, Elderslie Road, SE9

Total area: Approx. 506.3 sq. feet (47.0 sq metres)



## Second Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Produced By Planpix



Service charge: £120pcm

Ground rent: Nil

Council tax band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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