

# Westmount Estates



Prince Rupert Road, London, SE9 1LA

**Asking Price £499,950**

Located within the ever popular and sought after Progress Estate is this well presented, well proportioned THREE bedroom mid terrace family home. Internally the property is arranged to provide a reception room, kitchen/breakfast room, utility room and bathroom with fitted four piece suite to the ground floor whilst to the first floor are THREE well proportioned bedrooms. This charming property boasts cast iron feature fire places to the reception room, master and second bedrooms. There is a private garden to the rear of the property. Ideally situated for access back to Eltham mainline train station which offers a fast and frequent service to numerous London Termini including London Bridge, Waterloo East, Charing Cross and London Victoria. Viewing by appointment only. Freehold. EPC Rating D. Council tax Greenwich band D.

## ENTRANCE HALL



Composite entrance door with frosted leaded light double glazed window, centre light point, carpeted stairs to first floor, under stairs storage cupboard, radiator, laminate flooring.

## RECEPTION ROOM



Double glazed window to front, two centre light points, feature fire place, laminate flooring.

## KITCHEN/BREAKFAST ROOM



Fitted with a matching range of wall and base units with worktop over, one and a half bowl ceramic sink and drainer with chrome mixer tap, space for a five ring

range cooker and fixed extractor hood over. Integrated slimline dishwasher. Double glazed patio doors to rear leading to garden, double glazed window to rear. Two centre light points, partly tiled walls, radiator, laminate flooring.

## UTILITY ROOM

Space for washing machine, space for freestanding fridge freezer, space for tumble dryer. Centre light point, wall mounted boiler, laminate flooring.

## GROUND FLOOR BATHROOM



Fitted four piece suite comprising: paneled bath with telephone style mixer taps, vanity wash hand basin, walk in tiled shower cubical and low level flush W.C. Partly tiled walls, heated towel rail, tiled flooring.

## FIRST FLOOR LANDING

Double glazed window to front, access to loft, doors to all rooms, carpet as laid.

## BEDROOM ONE



Double glazed window to rear, centre light point, feature fire place, radiator, carpet as laid.

## BEDROOM TWO



Double glazed window to rear, multi point centre light point, feature fire place, radiator, carpet as laid.

## BEDROOM THREE



Double glazed window to front, centre light point, radiator, carpet as laid.

## FRONT GARDEN

Low maintenance block paved frontage for bin storage, front gate and fence.

## REAR GARDEN



Paved patio leading out from the property, laid to lawn, rear paved patio with shed.

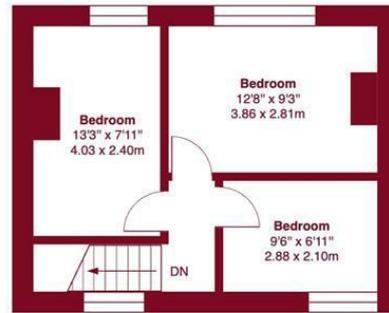
# Floor Plan



Prince Rupert Road, SE9

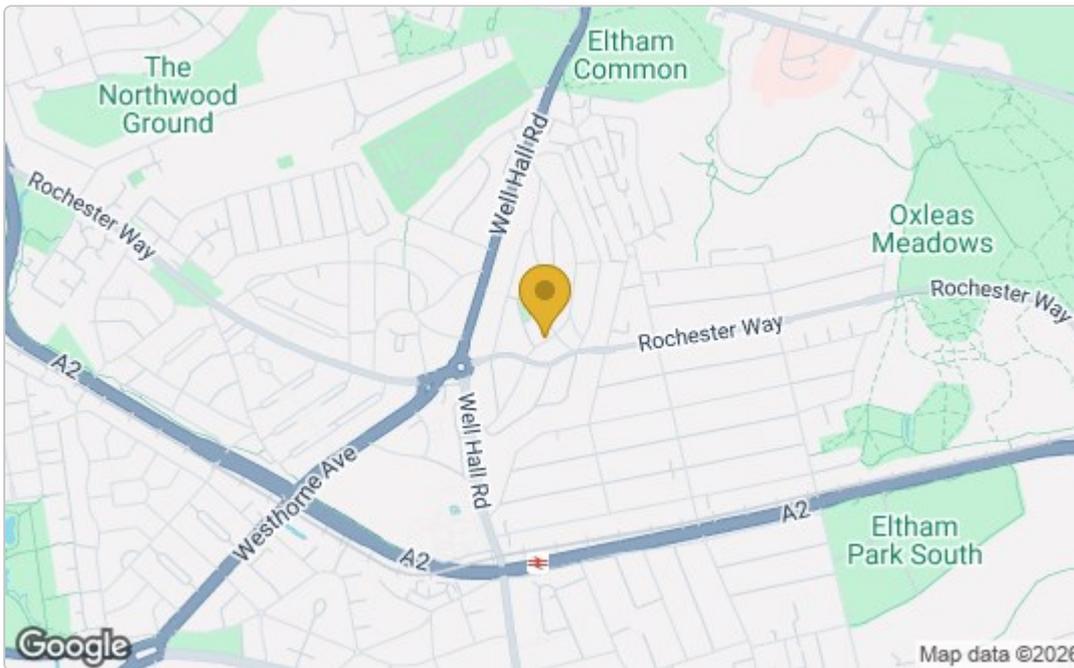
Approximate Gross Internal Area =  
868 sq ft / 80.6 sq m

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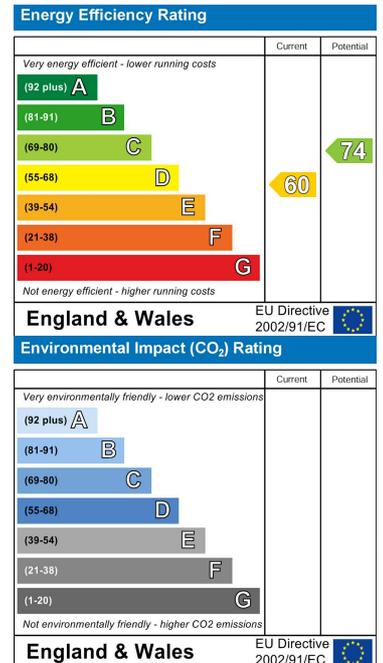


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.  
By Prime Square Photography / Copyright 2026

## Area Map



## Energy Efficiency Graph



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