

Westmount Estates



Court Yard, London, SE9 5PR

Asking Price £299,950

Westmount Estates have the pleasure of bringing to market for sale this spacious TWO bedroom top floor conversion flat. Internally the property comprises: a spacious entrance hall allowing access to a reception room TWO bedrooms, kitchen and bathroom. Ideally situated for Eltham High Street, which has a plethora of shops and food eateries to suit all pallets. Equidistant to both Eltham & Mottingham train stations which offer a fast and frequent service into numerous London termini including London Bridge, Waterloo East, Charing Cross and London Victoria. Offered to the market CHAIN FREE and with a share of freehold. EPC rating D. Council tax Greenwich band C.

COMMUNAL ENTRANCE HALL

Communal entrance doors with two flights of stairs leading to the front door of the property.

ENTRANCE HALL



Wooden entrance door, access to loft, doors to all rooms, radiator, carpet has laid.

RECEPTION ROOM



Double glaze window to rear, centre light point, cast-iron feature fireplace, built-in storage cupboard, radiator, carpet has laid.

KITCHEN



Fitted with a matching range of wall and base units, stainless steel sink and drainer with mixer taps, built in electric oven and flooring gas hob with extractor hood over, space for washing machine and fridge freezer, partly tiled walls, wall mounted boiler, centre light point, radiator, vinyl flooring.

BEDROOM ONE



Double glaze window to front, centre light point, radiator, carpet has laid.

BEDROOM TWO



Veux roof window, centre light point, radiator, carpet has laid.

BATHROOM

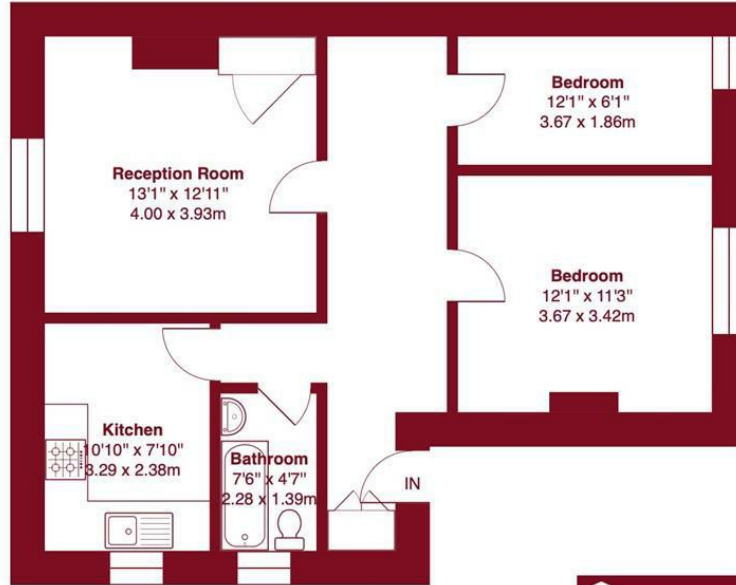


Three-piece suite comprising panel bath with mixer tap including showerhead, pedestal wash hand basin with mixer tap and low level flush WC. Frosted double glaze window to side., centre light point, radiator, partly tiled walls, vinyl flooring.



Court Yard, SE9

Approximate Gross Internal Area = 688 sq ft / 63.9 sq m

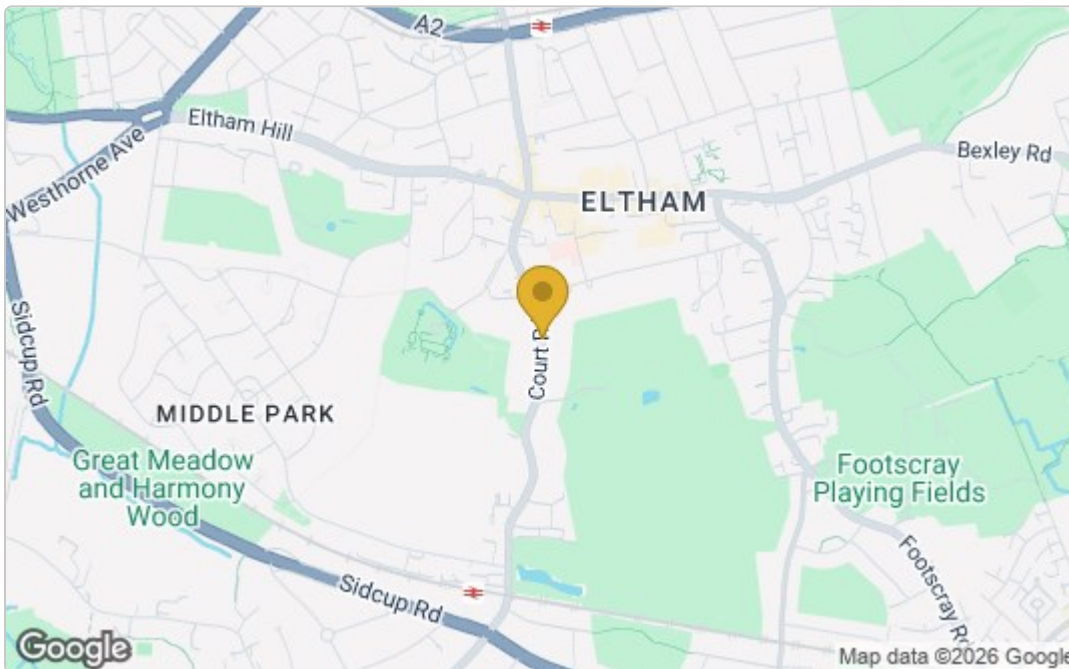


Second Floor



This floor plan was produced using RICS measurements standards 2nd edition. 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 www.Prime Square Photography.com / Copyright 2026

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.