



39B Court Yard, London, SE9 5PR Asking Price £289,950

Welcoming to the market this well proportioned TWO bedroom flat occupying the entire first floor of this attractive converted period building. Internally the property is arranged to provide: spacious entrance hall, reception room with bay window, kitchen, TWO bedrooms and bathroom. Ideally situated for Eltham High Street and equidistant between Eltham and Mottingham mainline train stations. Offered with a brand new 999 year lease and share of freehold. EPC rating D. Council tax Greenwich band C.



Court Yard, London, SE9 5PR

COMMUNAL ENTRANCE HALL

Communal entrance door with carpeted stairs leading to all floors.

ENTRANCE HALL

Entrance door, two centre light points, built in storage cupboard, doors to all rooms, radiator, carpet as laid.

RECEPTION ROOM

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

KITCHEN

Fitted with a matching range of base units with worktop over, stainless steel sink and drainer with mixer tap. Built in electric oven and four ring electric hob with stainless steel extractor hood over. Space for fridge freezer and washing machine. Double glazed window to side, centre light point, partly tiled walls, vinyl flooring.

BEDROOM ONE

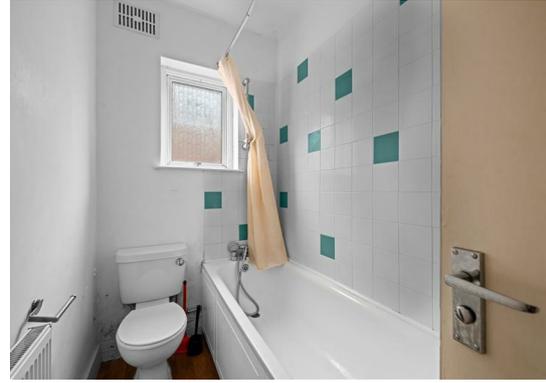
Double glazed window to rear, built in storage cupboard, radiator, carpet as laid.

BEDROOM TWO

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

BATHROOM

Three piece suite comprising: paneled bath with mixer tap including shower attachment, pedestal wash hand basin and low level flush W.C. Frosted double glazed window to side, partly tiled walls, radiator, centre light point, vinyl flooring.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating: 64
Environmental Impact (CO₂) Rating: 81

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.