

# Westmount Estates



Westmount Road, Eltham, SE9 1JD

**Asking Price £250,000**

Ideal for either a first time buyer or as an investment. This one bedroomed second floor flat is situated just a short walk to both Eltham High Street and mainline station. Internally the accommodation comprises of a sizeable lounge, one bedroom, fitted kitchen and bathroom, other benefits include double glazing and gas central heating. Offered with no onward chain and with the added benefit of being full refurbished demand is sure to be high so an internal viewing is recommended to avoid disappointment. Greenwich council tax band B. EPC rating TBC. unexpired 99 years lease. Service charge £1,450.00 per year.

## ENTRANCE

Communal entrance door, two flights of stairs to own wooden door.

## ENTRANCE HALL

Large storage cupboard housing, laminate flooring, entry phone system.

## LOUNGE 13'4" x 12'7" (4.06 x 3.84)



Dual aspect double glazed window to front and side, open fireplace, radiator, picture rail, laminate flooring.

## KITCHEN 10'2" x 6'11" (3.10 x 2.11)



Double glazed window to front, range of eye and base units, roll top work surface, single sink unit with mixer taps and stainless steel drainer, built in oven and four ring electric hob, wall mounted boiler, plumbing for washing machine, space for ridge freezer, laminate flooring.

## BEDROOM ONE 12'9" x 9'9" (3.89 x 2.97)



Dual aspect double glazed window to rear and side, radiator, range of double built in wardrobes, laminate flooring.

## BATHROOM



Three piece suite comprising of panelled enclosed bath with mixer taps and shower attachment, pedestal wash hand basin with vanity cupboard under, low level w/c, double glazed frosted window to rear, tiled walls, radiator, laminated flooring.

## COMMUNAL GROUNDS

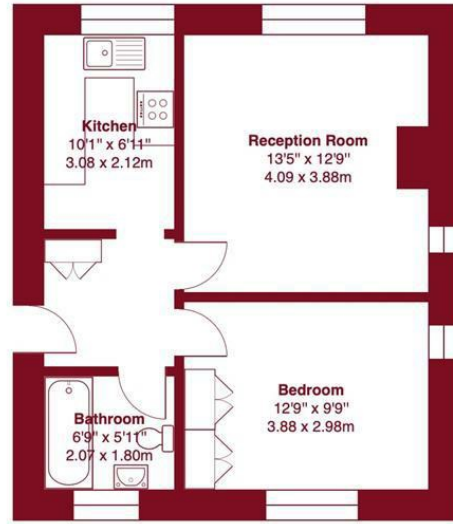
Well kept communal grounds, timber storage shed, communal drying area.

# Floor Plan



## Westmount Road, SE9

Approximate Gross Internal Area = 475 sq ft / 44.2 sq m

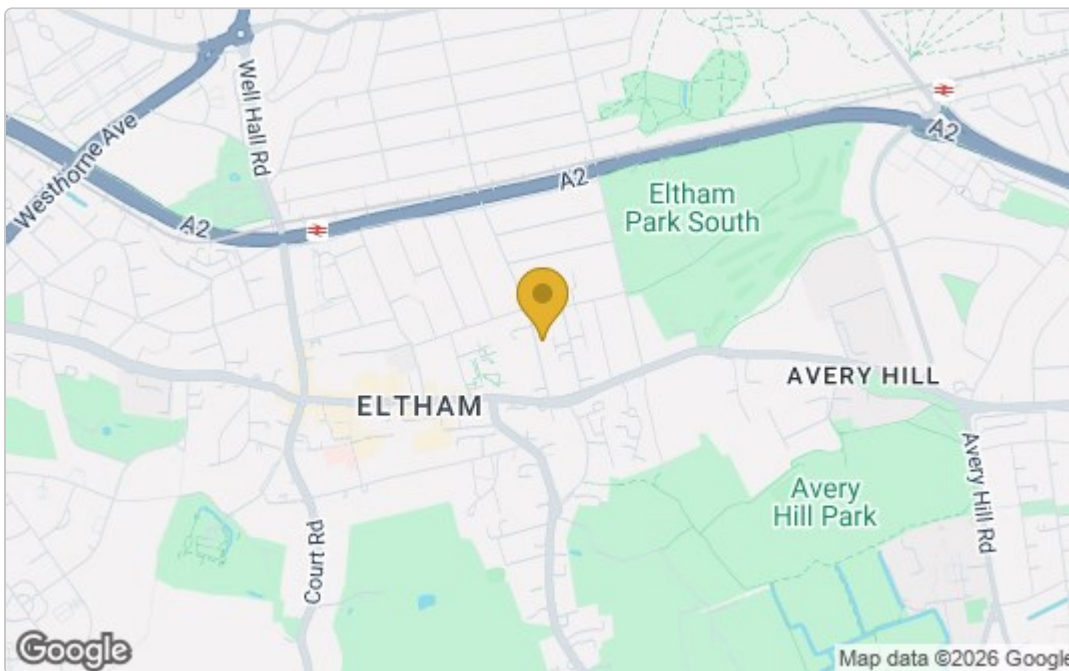


Second Floor

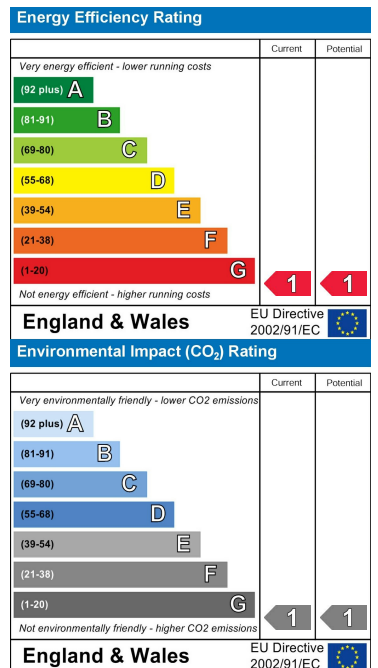


This floor plan was produced using RICS measurements standards 2nd edition.  
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.  
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.  
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## Area Map



## Energy Efficiency Graph



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124 Westmount Road, Eltham, London, SE9 1UT

Tel: 020 8859 0101 Email: info@westmountestates.co.uk www.westmountestates.co.uk