

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Brentwood Close

SE9 2DT



**\*\*\* CHAIN FREE SALE \*\*\***

**Offered to the market chain free, this well-presented ground floor two-bedroom apartment is ideally situated within a quiet residential cul-de-sac, making it a perfect first-time purchase or investment opportunity.**

*The property boasts a spacious and light-filled reception room, complete with access to a private balcony—ideal for relaxing or entertaining. A fitted kitchen provides ample storage and workspace, while the modern bathroom has been finished to a good standard. Both bedrooms are well-proportioned, offering comfortable living accommodation throughout.*

*Externally, the property benefits from communal parking, a private garage en bloc, communal parking and well-maintained communal gardens for residents to enjoy.*

*Conveniently located within walking distance of New Eltham's local shops, amenities, and leisure facilities, the apartment is also just a short distance from New Eltham railway station, offering excellent transport links into Central London. Numerous bus routes are also easily accessible, enhancing connectivity. Footscray playing fields and Charlton Athletic FC Training ground are also on your doorstep, whilst young families will appreciate the proximity to reputable schools in the area – giving you peace of mind for a top-tier education for your children!*

- **Lease Length 141 Years**
  - **Service Charge £600.00 Per Annum**
  - **Ground Rent £100 Per Annum**
- (all figures are approx.)**



## Key Features:

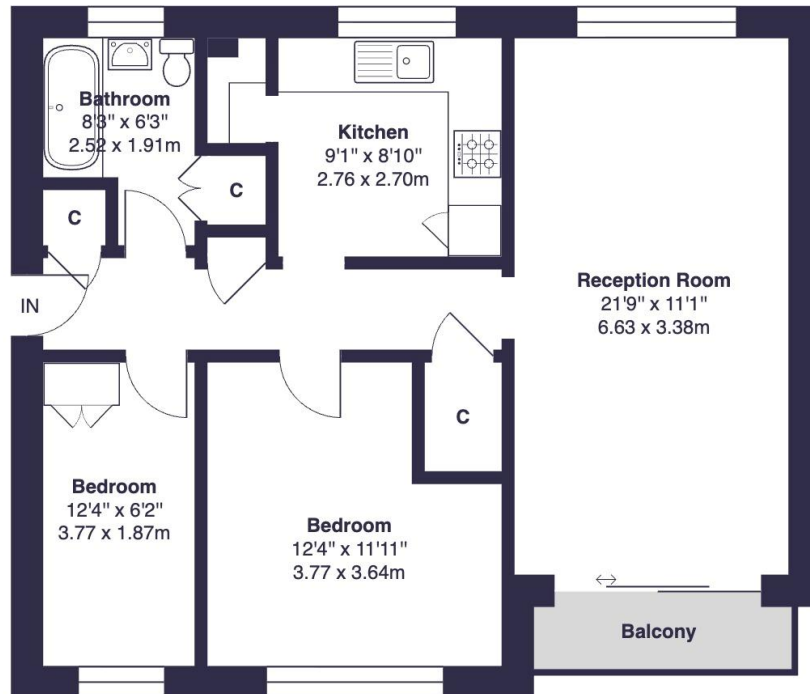
- Chain Free Sale
- Two Bed Ground Floor Apartment
- Garage En Bloc
- Long Lease Length
- Communal Gardens
- Quiet Residential Cul-De-Sac
- Perfect First Time Purchase
- Walking Distance To New Eltham Shops, Amenities & Leisure Facilities
- Within A Stones Throw Of New Eltham Railway Station & Excellent Bus Links
- Council Tax Band C - Royal Borough Of Greenwich





# Brentwood Close, SE9

Approximate Gross Internal Area = 726 sq ft / 67.4 sq m



Ground Floor



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.  
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**EPC:** D

**COUNCIL TAX BAND:** C

**TENURE:** Leasehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road  
New Eltham  
London  
SE9 2EB