

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



Perfect Starter Home...
High Point, New Eltham

Offers in the Region of £325,000
LEASEHOLD

Wisdom Estates are proud to welcome to the market this well-presented and spacious two-bedroom first-floor maisonette. Located within a quiet residential cul-de-sac, and offering its own private entrance, a spacious layout, excellent storage, and its own garden, this property is perfectly suited to first-time buyers, downsizers or investors. Conveniently positioned close to local shops, Montbelle Primary (0.5 miles), New Eltham Station (1 mile) and the A20. EPC Rating 70 C.

FEATURES INCLUDE:

- | | |
|---|--|
| ☒ Two-Bedroom Maisonette | ☒ No Ground Rent |
| ☒ 1 Mile to New Eltham Station | ☒ No Service Charge |
| ☒ 153 Year Lease | ☒ Rear Garden |

REF: 11603

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The accommodation comprises:

ENTRANCE HALL Accessed via your own private front door, the entrance hall provides a welcoming first impression with carpeted stairs leading to the first floor.

FIRST FLOOR LANDING 10' x 9' 6" (3.05m x 2.9m) A spacious landing area offering an excellent sense of openness, complete with multiple built-in storage cupboards, additional over-stair storage, and loft-hatch access leading to a versatile space with potential for reconfiguration or extension (STPP).

FRONT ROOM 14' x 10' (4.27m x 3.05m) A well-proportioned family-room ideal for both relaxing and entertaining. Boasting a large double-glazed window to front allowing for plenty of natural light, alongside a wall-mounted radiator, and durable wood-laminate flooring.

KITCHEN 10' x 8' (3.05m x 2.44m) The Kitchen has been fitted with a range of matching wall and base units with work surfaces over, incorporating an integrated electric oven and hob. There is space and plumbing for washing machine, and additional space for fridge/freezer. Double-glazed windows to side and rear provide plenty of natural light.

BEDROOM ONE 14' x 10' (4.27m x 3.05m) A generous double bedroom benefiting from fitted wardrobes, a wall-mounted radiator, a fitted carpet, and a double-glazed rear-facing window, creating a calm and comfortable space.

BEDROOM TWO 10' 8" x 6' 6" (3.25m x 1.98m) A well-proportioned second bedroom, ideal for use as a guest room, nursery or home office, with a front-facing double-glazed window allowing for natural light throughout.

BATHROOM 6' 3" x 6' 2" (1.91m x 1.88m) Fitted with a three-piece suite comprising a bath with shower and screen, wash hand basin and WC, the bathroom further benefits from a double-glazed window to side, and easy to clean fully-tiled flooring and walls.

GARDEN Boasting a large patio seating area and a well-kept lawn, a real added bonus to this apartment is the garden space.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

