



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.

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

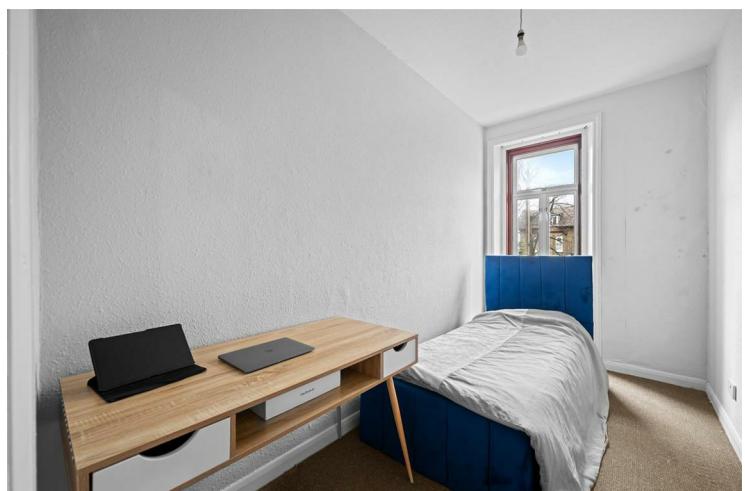
over, stainless steel sink and drainer with mixer tap. Built in electric oven and four ring electric hob with stainless steel extractor hood over. Space for fridge freezer and washing machine. Double glazed window to side, centre light point, partly tiled walls, vinyl flooring.

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



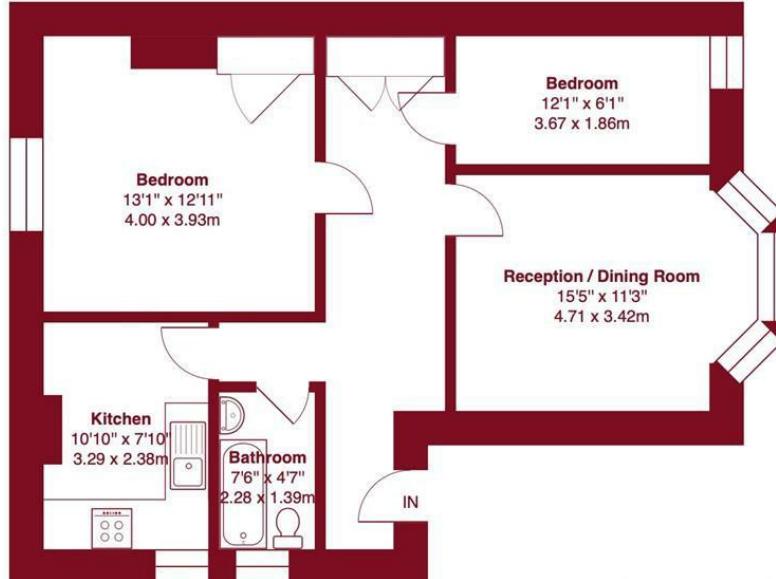
Three piece suite comprising: paneled bath with mixer tap including shower attachment, pedestal wash hand basin and low level flush W.C. Frosted double glazed window to side, partly tiled walls, radiator, centre light point, vinyl flooring.

Floor Plan



Court Yard, SE9

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



Second Floor

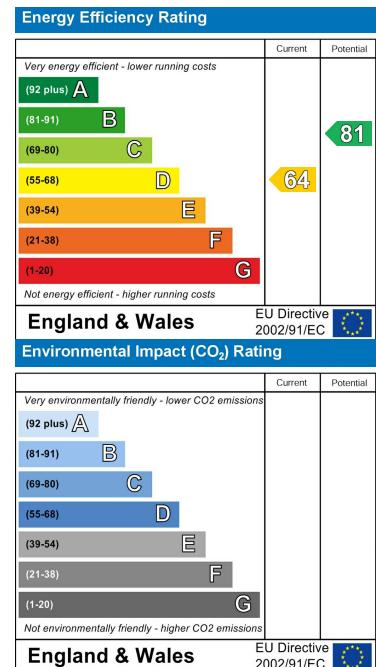
Westmount Estates

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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