

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Lambarde Avenue

SE9 3HF

FOR SALE  
**COCKBURN**  
020 8859 8590



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

**An excellent opportunity for first-time buyers or investors, this two-bedroom first-floor flat on Lambarde Avenue, SE9, offers comfortable living with the significant advantage of a chain-free sale.**

*This well-proportioned first-floor flat features a large reception room, providing ample space for relaxation and entertaining. The property boasts two generous double bedrooms, offering comfortable accommodation, alongside a fitted kitchen and well-appointed bathroom. Externally, residents will benefit from a private rear garden, perfect for outdoor enjoyment, and convenient on-street parking is available.*

*Situated in Mottingham, this home offers superb transport links with both Mottingham and New Eltham Railway Stations within easy reach, providing regular services into central London for commuters. The property is also ideally located close to Chislehurst High Street, offering a variety of shops, cafes, and amenities. Young families will appreciate the proximity to the well-regarded Montbelle Primary School, which is within walking distance.*

*Presenting a fantastic opportunity to acquire a home in a desirable area, viewings are highly recommended to appreciate all this property has to offer.*

**Lease Length 99 Years | Service Charges + Ground Rent £1,000 Per Annum (all figures are approx.)**



## Key Features:

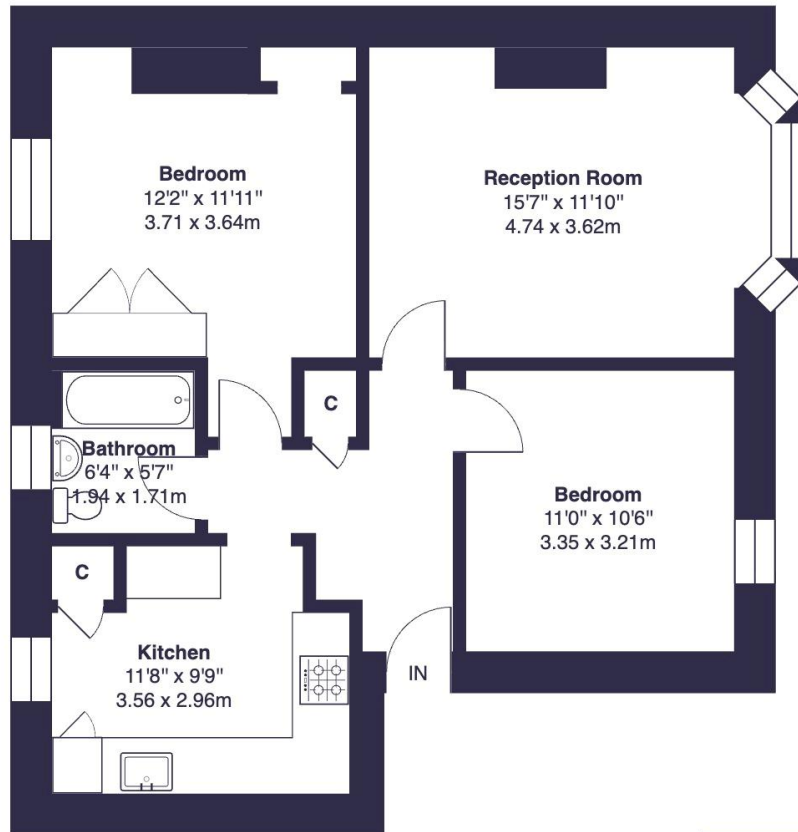
- ❑ Chain Free Sale
- ❑ First Floor Flat
- ❑ Large Reception Room
- ❑ Two Double Bedrooms
- ❑ Private Rear Garden
- ❑ Long Lease Length
- ❑ Mottingham & New Eltham Railway Stations Within Easy Reach
- ❑ Close Proximity To Chislehurst High Street
- ❑ Well Renowned Montbelle Primary School Within Walking Distance
- ❑ Council Tax Band C - Royal Borough Of Greenwich





# Lambarde Avenue, SE9

Approximate Gross Internal Area = 709 sq ft / 65.9 sq m



First 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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**EPC:** C

**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