



£298,000

Heath Court, New Eltham, SE9 2BB

Chattertons

EST 1893

Part of an always popular modern development which is 5 minutes away from New Eltham mainline station. On the second floor and part of a low level building which comprises only 4 flats. This is one of the larger of the many floorplans and features 2 double bedrooms, good size lounge, upgraded kitchen and modern bathroom.

The decor is light and neutral and perfect if you do not want to have to do any work.

The lease is 167 years long and would make for a great first time buy.

The parking is for residents only and each flat has 2 permits.



Modern development
5 minutes to New Eltham mainline station
2 double bedrooms
Upgraded kitchen
Modern bathroom

Communal entrance
Entryphone system, stairs to the second floor

Entrance hall
Cupboard, laminate flooring

Lounge 16' 8" x 14' 4" (5.08m x 4.37m)
Double glazed window, electric heater, laminate flooring

Kitchen 9' 11" x 5' 11" (3.02m x 1.80m)
Double glazed window, fitted wall and base units with modern work surface, enamel single drainer sink unit with 1.5 bowl and mixer taps, integrated washing machine, integrated oven and hob with extractor hood, integrated fridge freezer, integrated eye level microwave, led light

Only 4 flats in the building
Entryphone system
167 year lease
No ground rent
Light and neutral decor

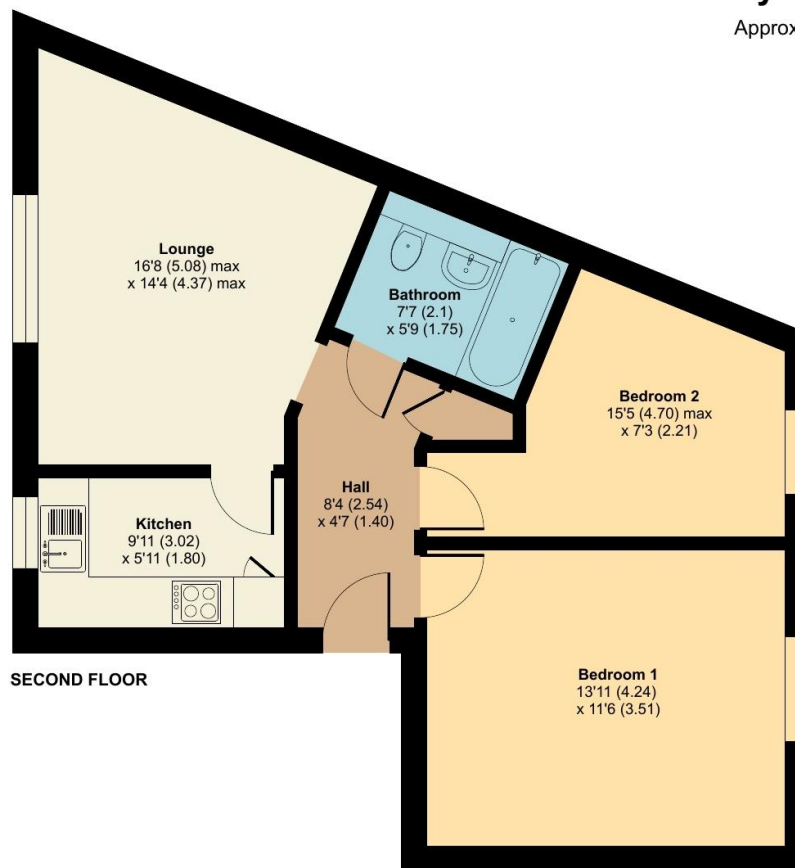
Bedroom 1 13' 11" x 11' 6" (4.24m x 3.50m)
Double glazed window, electric heater, carpet

Bedroom 2 15' 5" x 7' 3" (4.70m x 2.21m)
Double glazed window, carpet

Bathroom 7' 7" x 5' 9" (2.31m x 1.75m)
Panelled bath with mixer taps and shower with screen, wash hand basin with mixer taps, low level wc, tiled walls and floor

Residents parking
Each flat has 2 permits which are free to residents





Stanley Close, London, SE9

Approximate Area = 602 sq ft / 55.9 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Chattertons Estate Agents Ltd. REF: 1405561

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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