

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

Witherston Way

SE9 3JJ



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

**Cockburn are excited to present to the market this extremely well presented first floor flat, located on the ever popular Witherston Way.**

*Nestled within the desirable SE9 postcode, this property is ready for its new owner to personalise and create a comfortable home. The well-proportioned interior includes a spacious reception room, a comfortable bedroom, modern kitchen & bathroom, and benefits central heating throughout. The unique benefit of a private garden to the rear provides an exclusive outdoor retreat, perfect for relaxation or gardening. Additionally, a private balcony offers another delightful space to enjoy the outdoors. With its 'blank canvas' nature, this property really would be perfect for first time buyers looking to get their foot onto the property ladder!*

*In terms of location, Witherston Way is ideally situated within easy reach of both Mottingham & New Eltham shops, amenities and leisure facilities, as well as being close to both Mottingham & New Eltham railway stations with their regular trains into the City & beyond - ideal for those needing to commute! Highly regarded schools and nurseries are in the catchment of the property, as well as plentiful open green spaces and parks, making it ideal for first time buyers or buy to let investors alike. All in all, a perfect example of a home waiting to be transformed - contact us today to arrange a viewing!*

**Lease Length 91 Years | Service Charge Inc  
Building Insurance £968.00 Per Annum**



## Key Features:

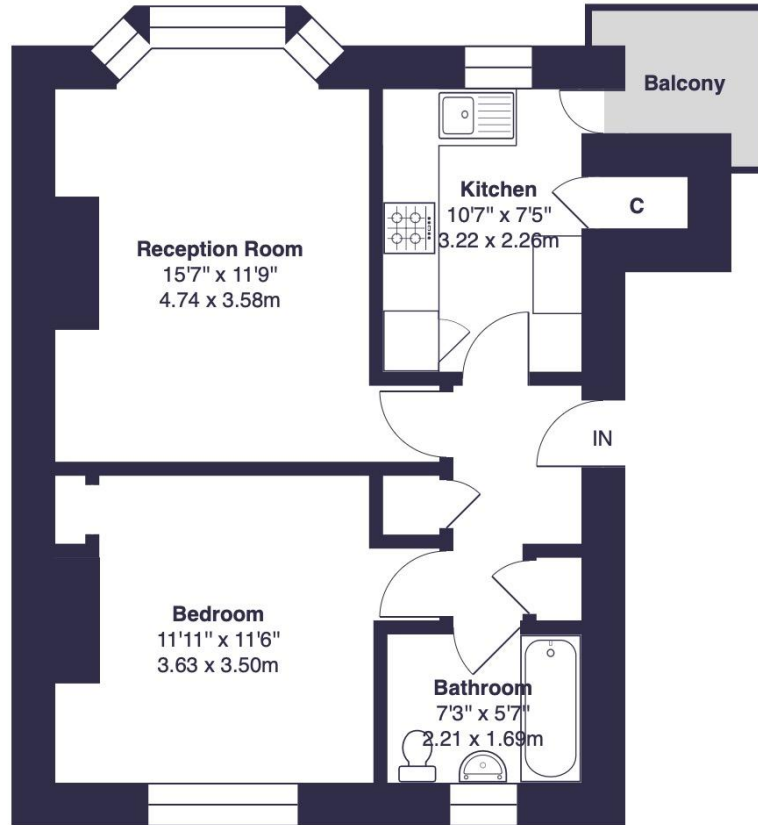
- ❑ Chain Free Sale
- ❑ One Bedroom First Floor Flat
- ❑ Private Garden To Rear
- ❑ Private Balcony
- ❑ Complete Blank Canvas
- ❑ Perfect For First Time Buyers Looking To Get Onto Property Ladder
- ❑ Excellent Transport Links Within Easy Reach
- ❑ Quiet Location
- ❑ Within Walking Distance Of Local Amenities, Open Green Spaces & Leisure Facilities
- ❑ Council Tax Band B - Royal Borough Of Greenwich





# Witherston Way, SE9

Approximate Gross Internal Area = 530 sq ft / 49.3 sq m



First Floor



**EPC: E**

**COUNCIL TAX BAND: B**

**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

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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