

55 Tattersall Close, Eltham London SE9 6ET

Purpose Built Flat Offering Excellent Value For Money

- Purpose built, second floor flat
- 1 bedroom
- Approx. 532sqft (49sqm)
- Double glazing and central heating
- In need of modernisation & redecoration
- Close to Eltham Station & High Street
- £175,000 I/h



This purpose built 1 bedroom flat benefits from a convenient location and offers exceptional value for money.

Located on the second floor of a purpose built block (with lifts), accommodation extends to approx. 532sqft (49sqm) and comprises a kitchen, lounge, double bedroom and three-piece bathroom. The property offers communal central heating & hot water, double glazed windows and several built-in storage cupboards for both household and bulky items.

Further benefits include a large communal roof terrace, vast well-maintained communal gardens and a large external storage cupboard. Whilst perfectly habitable, modernisation works to the kitchen and bathroom wouldn't go amiss.

The property is likely to appeal to first time buyers, but also appears an attractive investment given the likelihood of a gross yield in excess of 9%pa.



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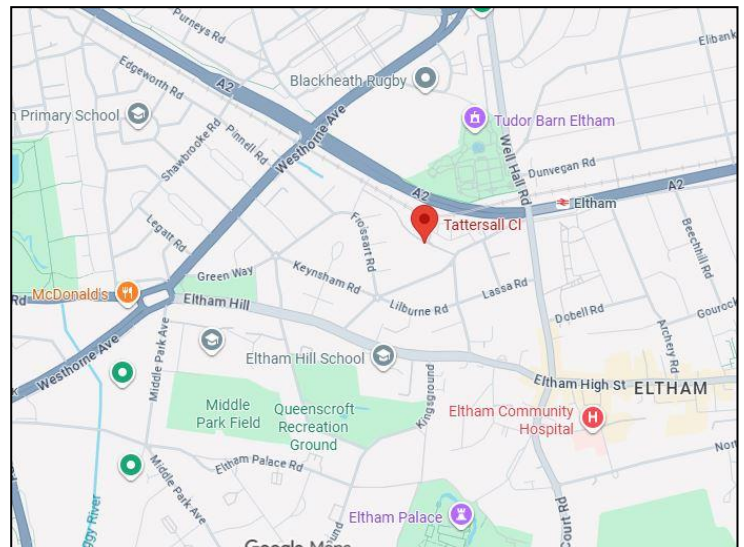


Location

The property is located in a cul-de-sac off Sherard Road, which joins Well Hall Road opposite Eltham Station.

Eltham Station is less than a quarter mile and offers South Eastern rail services, with journey times to London Bridge from as little as 20 minutes. Several local bus routes also stop at the Station.

Eltham's busy High Street is within a quarter mile and offers a range of big name stores, a Sainsburys supermarket and Vue cinema.



Tenure

The property is held leasehold, with approx. 103 years unexpired. The Ground Rent is £10pa.

Service Charges

Service charges are currently £1,635pa including buildings insurance. Heating and hot water is provided via a communal system for which a proportionate cost is charged. The heating and hot water charge for the current year is £1,062.

Energy Performance

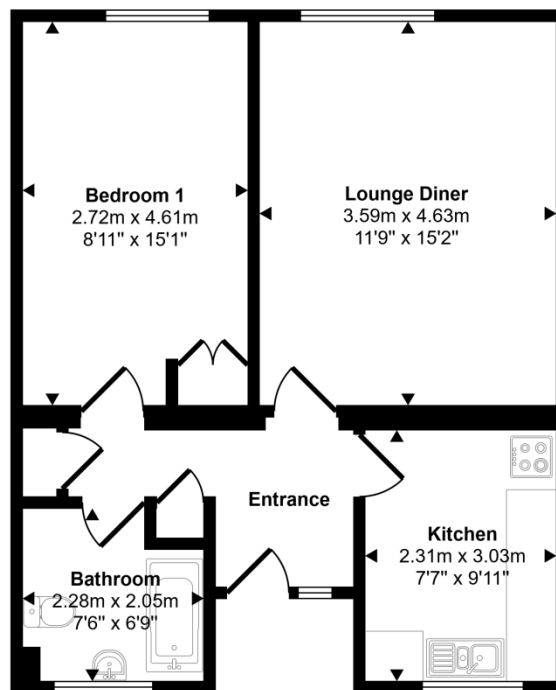
The property was recently assessed for energy performance and was awarded a certificate in Band C. The EPC is available by clicking the following link...

[EPC 55 Tattersall Close](#)

Council Tax

The property sits in Council Tax band B. The band B rate in Greenwich for 2026/27 is £1,639.31pa.

Approx Gross Internal Area
49 sq m / 532 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Virtual Tour

A virtual tour of the property is available by clicking the following link

[Virtual tour 55 Tattersall Close](#)

Price

£175,000 for the long leasehold interest.

Availability & Viewings

Keys are held and viewings can be arranged at short notice.

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