



# Court Road

Eltham | London | SE9 5NP



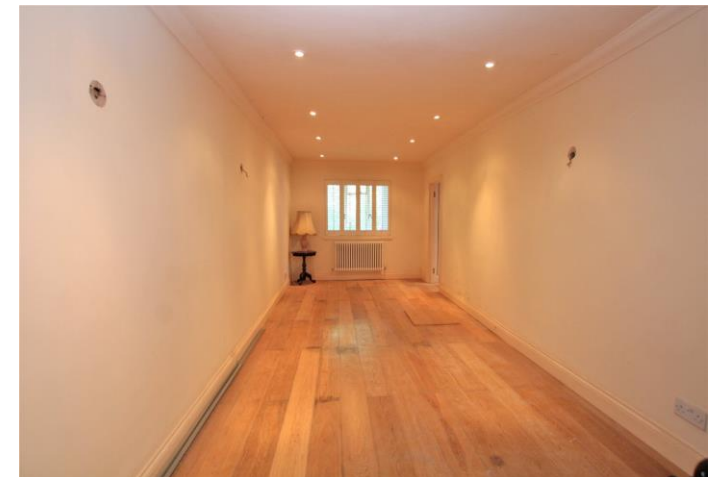
# Court Road

Eltham, London, SE9 5NP

Spread over 1600 sq.ft is this three bedroom period conversion apartment with private rear garden, garage En-bloc and share of freehold. Internal viewings are a must to appreciate the size. Chain Free

## Benefitting from:

- 21ft Living Room
- 21ft Dining Room
- Modern Fitted Kitchen
- Modern Four Piece Bathroom Suite
- Private Section Of Rear Garden
- Garage En-Bloc
- Share Of Freehold
- Chain Free



# Accommodation

**Entrance Hall:** 7.92m x 2.62m (26' x 8'7")  
Engineered wood flooring.

**Living Room:** 6.48m x 4.40m (21'3" x 14'5")  
Double glazed French doors leading to patio area. Engineered wood flooring.

**Dining Room:** 6.49m x 2.80m (21'4" x 9'2")  
Engineered wood flooring.

**Kitchen:** 5.89m x 3.60m (19'4" x 11'10") Fitted with a range of modern wall and base units with complimentary granite work surfaces. Integrated oven, hob and filter hood. Space for appliances, double glazed window to side and engineered wood flooring.

**Bathroom:** Fitted with a modern four piece suite comprising a low level WC, feature wash hand basin, roll top free standing bath and a walk in shower with rainfall shower head. Chrome heated towel rail, shutter blinds, tiled walls and flooring.

**Additional Cloakroom/WC:** Fitted with a low level WC and wash hand basin.

**Bedroom 1:** 3.58m x 3.58m (11'9" x 11'9")  
Double glazed bay window to front with shutter blinds and engineered wood flooring.

**Bedroom 2:** 4.48m x 2.69m (14'8" x 8'10")  
Exposed floors and shutter blinds.

**Bedroom 3:** 4.48m x 2.70m (14'8" x 8'10")  
Exposed floors and shutter blinds.





## Exterior

**Patio:** Covered patio area leading to private section of rear garden.

**Rear Garden:** Private section of rear garden, mainly laid to lawn with flower and shrub borders.

**Parking:** Driveway to front.

**Garage:** En-bloc with up and over door.

**EPC Rating** – D

## Additional Information

Original Lease: TBC

Unexpired Lease: TBC

Current Ground Rent: None (maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Service Charge: Approx £65 Per Month





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FREE**

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## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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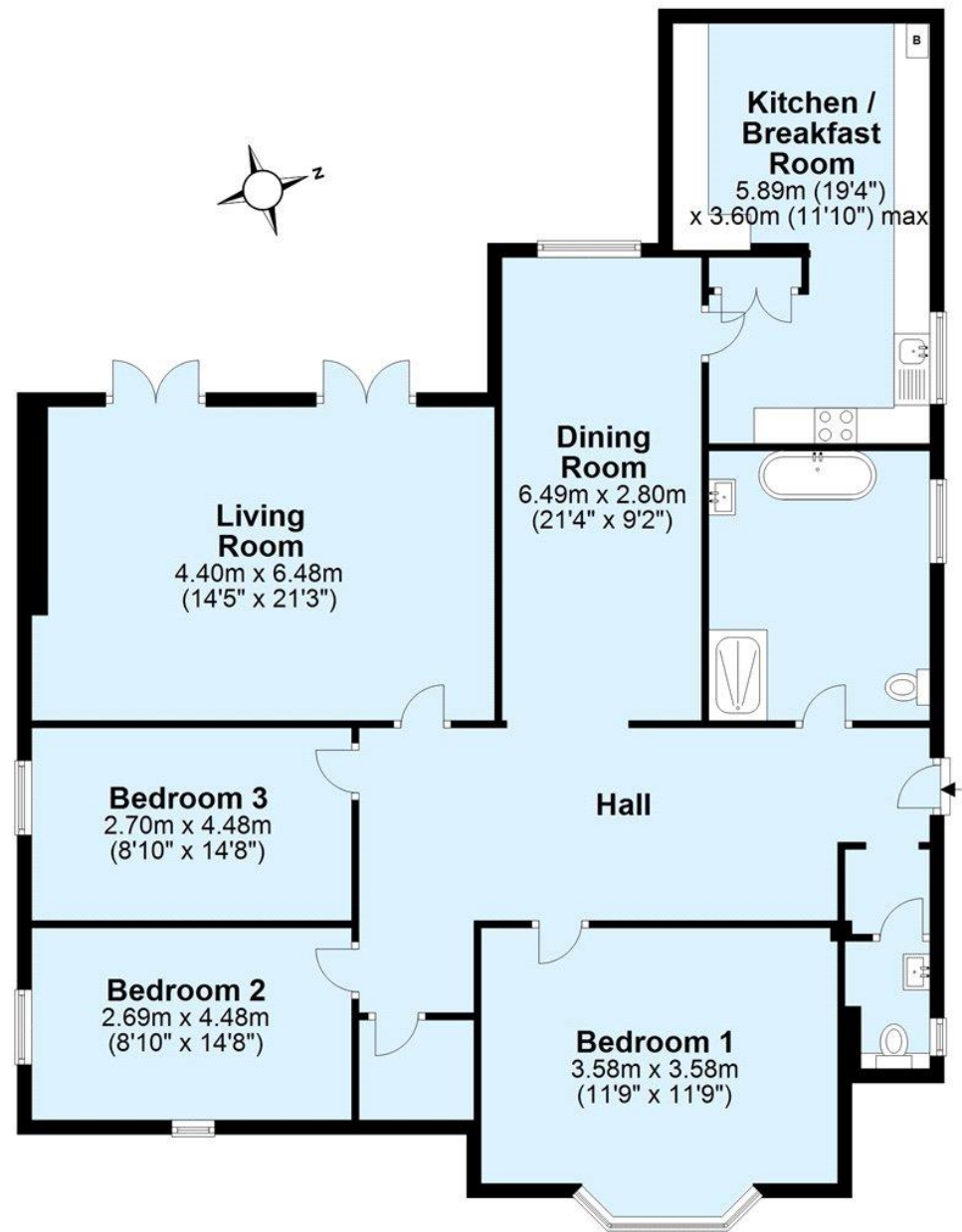
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# Ground Floor

Approx. 148.8 sq. metres (1601.2 sq. feet)



Total area: approx. 148.8 sq. metres (1601.2 sq. feet)

