



Eltham Hill | Eltham, London, SE9 5SU



Guide Price £270,000 - £280,000

Leasehold

EPC = B

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Eltham Hill, Eltham

Offered to the market chain free is this well presented one bedroom first floor apartment with private balcony and allocated parking. Convenient for local shops and Eltham Station.

Property Features

- 18ft Open Plan Kitchen/Reception
- Modern Kitchen Units
- White Three Piece Bathroom Suite
- Private Balcony
- Allocated Parking
- Chain Free



Interior

Communal Entrance: Entry phone system and lift to all floors.

Entrance Hall: Two large storage cupboards, entry phone system and carpet as fitted.

Open Plan Kitchen/Reception Room: 5.61m x 4.83m (18'5" x 15'10") Fitted with a range of modern wall and base units with complimentary work surfaces. Integrated oven, hob and filter hood. Integral fridge/freezer and dishwasher. Part tiled flooring and part carpet as fitted. Access to private balcony.

Bathroom: Fitted with a white three piece suite comprising of a WC, pedestal wash hand basin, panelled bath with shower over and glass shower screen. Chrome heated towel rail, tiled walls and flooring.

Bedroom: 3.4m x 3.3m (11'2" x 10'10") Built in wardrobes and carpet as fitted.

Exterior

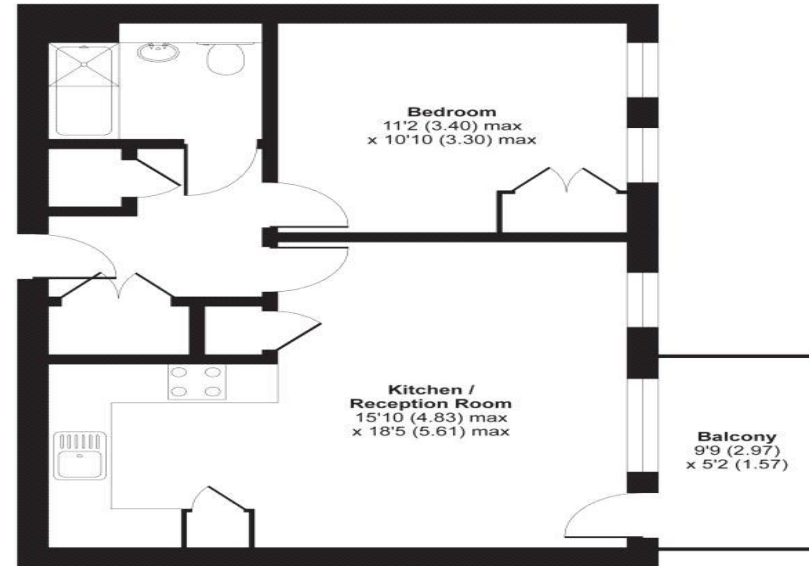
Private Balcony:

Allocated Parking: One allocated space.

Communal Gardens:

Eltham Hill, London, SE9

APPROX. GROSS INTERNAL FLOOR AREA 503 SQ FT 47 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Property Location

Eltham Hill, Eltham, London, SE9 5SU



Leasehold Information

Original Lease: Approx 125 Years From 2013

Unexpired Lease: Approx 119 Years Remaining

Current Ground Rent: Nil (maybe subject to upward reviews)

Next Ground Rent Review Date: TBC

Service Charge: Approx £215 Per Month

Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million being spent on a High Street revitalisation programme which include a new multi-screen cinema complex with restaurants and sky bar.

There's a mainline train station offering a direct route to London and the magnificent Art Deco Eltham Palace. The Heritage Restaurant & Bar at the Tudor Barn, a modern leisure centre, the Bob Hope Theatre and Well Hall Pleasance can all be found in the town.

**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8859 9600

Robinson Jackson

2-4 Court Yard,

Eltham,

London SE9 5PZ

eltham@robinson-jackson.com

