



Southend Crescent | Eltham, SE9 2SB

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Guide Price £300,000 - £325,000

Leasehold

EPC = D

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Southend Crescent, Eltham

A stunning example of a two bedroom early Victorian conversion apartment located moments from Eltham High Street. Benefitting from a 16ft Living Room and modern fitted kitchen and communal garden.

Property Features

- Two Double Bedrooms
- 16ft Living Room
- Modern Fitted Kitchen
- Double Glazing & Central Heating
- Communal Gardens
- Convenient Location



Interior

Communal Entrance: Stairs to first floor landing and carpet as fitted.

Entrance Hall: Carpet as fitted.

Living Room: 4.93m x 3.38m (16'2" x 11'1") Feature fireplace with wooden surround, access to loft and carpet as fitted.

Kitchen/Breakfast Room: 3.33m x 3.15m (10'11" x 10'4") Fitted with a range of wall and base units with complimentary work surfaces over. Single-bowl sink and drainer unit with mixer tap. Integrated stainless steel oven, gas hob and extractor fan. Plumbed for washing machine. Space for fridge/freezer. Wood style laminate flooring and part tiled walls.

Bedroom 1: 5.05m x 3.12m (16'7" x 10'3") Built in wardrobes and carpet as fitted.

Bedroom 2: 3.56m x 2.95m (11'8" x 9'8") Carpet as fitted.

Shower Room: Fitted with a three piece suite comprising of a tiled shower cubicle with electric shower, vanity wash basin and low level WC. Tiled walls and tiled-effect flooring.

Exterior

Communal Gardens: Mainly laid to lawn.

Off Street Parking: Driveway to front on a first come first served basis.

Second Floor

Approx. 73.1 sq. metres (787.1 sq. feet)



Total area: approx. 73.1 sq. metres (787.1 sq. feet)





Property Location

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Leasehold Information

Original Lease: TBC

Unexpired Lease: TBC

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

Next Ground Rent Review Date: TBC

Service Charge: TBC

Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million having been spent on a High Street revitalisation programme which included a new multi-screen cinema complex and restaurants. 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 Pleasaunce can all be found in the town.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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