



Restons Crescent Avery Hill SE9 2JD

Don't delay in viewing this chain free ground floor flat with access to communal gardens, conveniently located for local shops, schools and bus routes.

- Ground floor
- Chain free
- One bedroom
- Entry phone system
- Long lease
- Call today

Asking Price **£190,000**

 1  1  1
Leasehold EPC Rating: D

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**FOR MORE INFORMATION
CONTACT US TODAY.**

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Interior

Total floor area The EPC states that the total area for this property is 38m²

Entrance Hall Door to rear, radiator, built in cupboard, wood laminate flooring

Lounge 3.66m x 3.8m (12' x 12'6") to widest point. Two double glazed windows to front, radiator, built in cupboard housing water tank, door to bedroom

Kitchen 3.66m x 2.6m (12' x 8'6") Double glazed window to front, wall and base units, space for cooker, plumbing for washing machine, built in cupboard, tiled floor, part tiled walls

Bedroom 3.6m x 2.24m (11'10" x 7'4") Double glazed window to front, radiator, wood laminate flooring

Bathroom Double glazed window to front, panelled bath with shower attachment and glass shower screen, low level wc, pedestal wash hand basin, tiled floor, tiled walls

Exterior

Garden Communal

Leasehold Information

Unexpired lease term: 119 years

Ground rent £10pa

Service charges £1041.07 pa

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million being spent on a High Street revitalisation programme. Plans have recently been approved for a new cinema and sky bar complex.

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.