

Footscray Road | London, SE9 2TA











# Footscray Road, London

Offered chain free is this two bedroom first floor retirement flat in the popular Southend House complex. The property benefits from 24 hour ward assistance, a lift for easy access, communal lounge and gardens.

# **Property Features**

- Two bedrooms
- Over 55's only
- Modern fitted shower room
- · Warden assisted
- Lift
- · Chain free









#### **Interior**

**Entrance Hall** Door to front, two built in cupboards housing electric meters and electric water heater tank, loft access

**Lounge** 5.18m x 2.95m (17' x 9'8") Window to front, electric wall heater, carpet

**Kitchen** 2.36m x 2.06m (7'9" x 6'9") Window to front, wall and base units, stainless steel sink and drainer unit with mixer tap, integrated oven, ceramic hob, plumbing for washing machine, part tiled walls

**Bedroom 1** 3.25m x 3.07m (10'8" x 10'1") Window to rear, electric wall heater, carpet

**Bedroom 2** 2.57m x 2.06m (8'5" x 6'9") Window to front, electric wall heater, built in cupboard, carpet

**Bathroom** Concealed cistern wc, pedestal wash hand basin, walk in shower with glass screen, tiled walls, electric wall heater, tiled walls

Day Room Communal lounge for residents

### **Exterior**

**Gardens** Communal

Parking Communal parking area









### **Property Location**

Footscray Road, London, SE9 2TA





### **Leasehold Information**

The vendor advises us of the following:

Unexpired lease term: TBC

Service charge: £600.00 per quarter

Council Tax: C

EPC Rating: E

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million recently been spent on a High Street revitalisation programme and 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 Pleasaunce can all be found in the town.



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