



Footscray Road | London, SE9 2ST



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GUIDE PRICE £325,000 - £350,000

Share of Freehold

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Our service will *move* you



# Footscray Road, London

A fantastic split level two bedroom conversion flat ideally located for Eltham High Street and transport links. The property is available with the added benefit of share of freehold and no onward chain!

## Property Features

- Two bedrooms
- Off street parking
- Split level
- Share of freehold
- No onward chain
- Communal gardens





## Interior

**Communal Entrance** Communal entrance door with entryphone system

**Entrance Hall** Wooden entrance door, radiator, stairs to first floor

**First Floor Landing** Double glazed window to side, radiator, stairs to second floor

**Lounge** 4.34m x 3.05m (14'3" x 10') Double glazed window to rear, radiator, wood laminate flooring

**Kitchen** 3.35m x 2.44m (11' x 8') Double glazed window to rear, range of wall and base units, integrated electric oven, four ring gas hob, stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, plumbing for washing machine, breakfast bar, radiator, wall mounted boiler, wood laminate flooring

**Bedroom 2** 3.43m x 3.2m (11'3" x 10'6") Three arched double glazed windows to front, radiator, wood laminate flooring

**Cloakroom** Double glazed window to front, low level wc, pedestal wash hand basin, radiator

**Second Floor Landing** Double glazed window to side

**Bedroom 1 (second floor)** 5.92m x 3.66m (19'5" x 12') Restricted head height. Two double glazed skylight windows to front, double glazed window to rear, radiator, spotlights

**Bathroom (second floor)** Double glazed window to rear, 'P' shaped bath with glass shower screen, vanity wash hand basin, low level wc, vinyl flooring, tiled walls

## Exterior

**Garden** Communal gardens, shed

**Parking** We are advised there is an allocated parking space

- Council Tax: B
- EPC Rating: C





## Share of Freehold Information

We are advised by the vendor of the following:

Unexpired lease term: 108 Years (approx)

Service charge: £52.00pcm (approx)

Ground rent: TBA

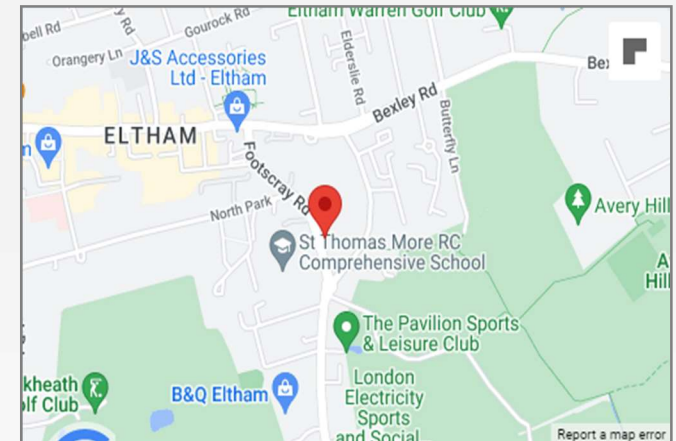
These details are to be verified by your solicitor

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.

## Property Location

Footscray Road, London, SE9 2ST



## FOR MORE INFORMATION CONTACT US TODAY.

020 8859 9600

Robinson Jackson  
2-4 Court Yard,  
Eltham,  
London SE9 5PZ

eltham@robinson-jackson.com

