



Southend Crescent | Eltham, London, SE9 2SB



Asking Price £310,000

Leasehold

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## Southend Crescent, Eltham

A stunning example of a one bedroom early Victorian conversion apartment located moments from Eltham High Street. Benefitting from a 18ft Living/Dining Room and modern kitchen and bathroom.

### Property Features

- 18ft Living/Dining Room
- Modern Fitted Kitchen
- Modern White Bathroom Suite
- Double Glazing & Central Heating
- Communal Garden
- Convenient Location





## Interior

**Communal Entrance:** Stairs to first floor.

**Entrance Hall:** Wood style laminate flooring.

**Reception Room:** 5.5m x 4.47m (18'1" x 14'8") Feature fireplace, original style coving, picture rail, wood style laminate flooring and double glazed window to front.

**Kitchen:** Fitted with a modern range of wall and base units with complimentary work surfaces. Integrated fridge/freezer, oven, hob and filter hood. Painted floorboards, part tiled walls and double glazed window to rear.

**Bedroom:** 4.27m x 3.96m (14' x 13') Picture rail, carpet as fitted and double glazed window to rear.

**Bathroom:** Fitted with a white three suite comprising of a vanity wash hand basin, WC, panelled bath with shower over and glass shower screen. Part tiled walls and tiled flooring.

## Exterior

**Communal Garden:** Access via side of building.

**Parking:** Available on a first come first served basis.



## Leasehold Information

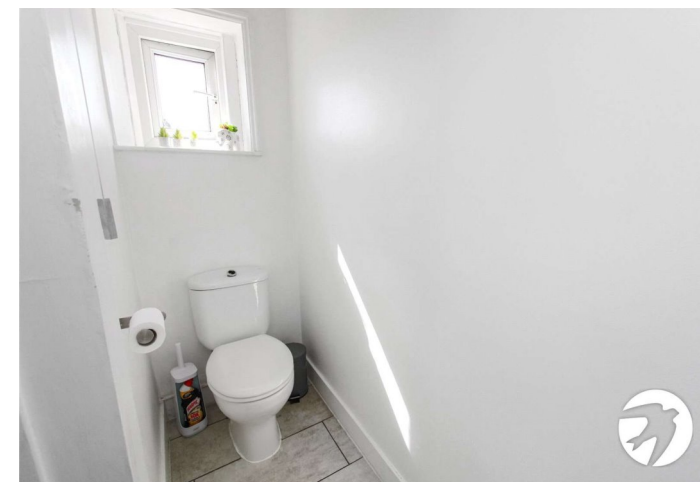
Time remaining on lease: Approx. 141 years

Ground Rent: Not Available Included in service charge

(maybe subject to upward reviews)

Service Charge: £1,502 Per Annum (maybe subject to upward reviews)

Ground Rent Review Date: TBC

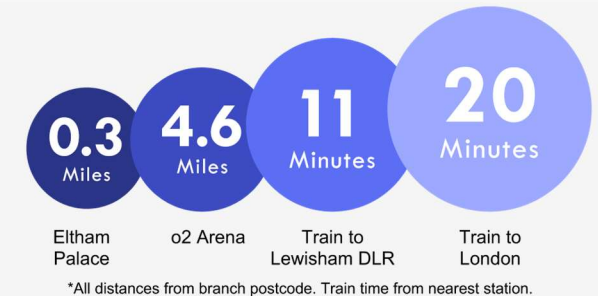
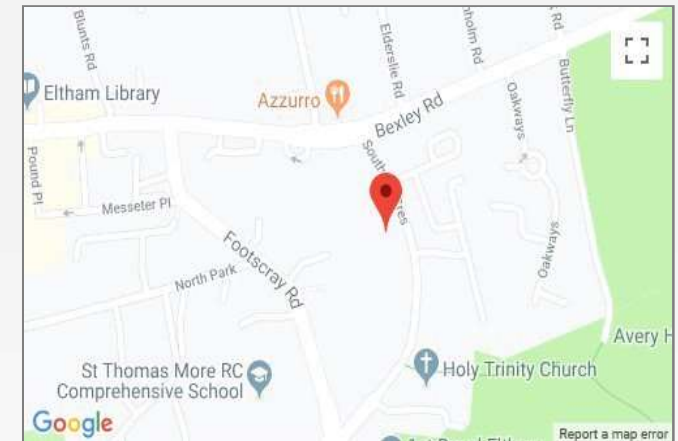






## Property Location

Southend Crescent, Eltham, London, SE9 2SB



## Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million recently been spent on a High Street revitalisation programme, including 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.

- Council Tax: C
- EPC Rating: D

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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