



Well Hall Road | London, SE9 6TX



Guide Price £300k to £315k

Leasehold

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Well Hall Road, London

New to the market is this two double bedroom recently renovated first floor flat. Benefits include a long lease, modern kitchen, recently fitted bathroom, private balcony and situated with close proximity of a mainline station and local amenities.

Property Features

- Two bedrooms
- Balcony
- Long lease
- Recently fitted kitchen
- 15' Lounge
- Bike shed



Interior

Entrance Hall Entrance door, radiator, laminate flooring, storage cupboard

Lounge 4.67m x 3.53m (15'4" x 11'7") Two double glazed windows to front, double glazed door to balcony, radiator, laminate flooring

Kitchen 2.72m x 2.7m (8'11" x 8'10") Double glazed window to rear, range of wall and base units with complimentary work surfaces, plumbing for washing machine and dishwasher, stainless steel sink and drainer with mixer tap, integrated electric oven and grill, gas hob, extractor, under counter lighting, part tiled walls, tiled floor

Bedroom 1 3.48m x 3.33m (11'5" x 10'11") Double glazed window to front, radiator, carpet

Bedroom 2 3.76m x 2.7m (12'4" x 8'10") Double glazed window to rear, radiator, carpet

Bathroom Double glazed obscured window to rear, panelled bath with mixer tap, shower attachment and crittall style screen, pedestal wash hand basin, low level wc, heated towel rail, extractor fan, tiled walls and floor

Exterior

Bike shed

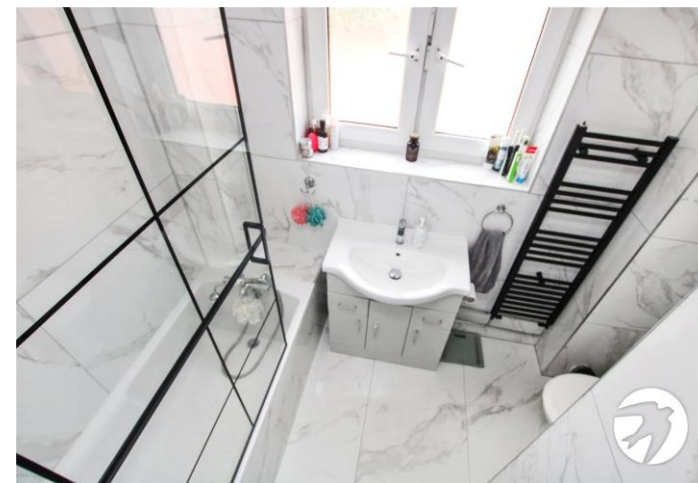
Leasehold Information

Time remaining on lease: Approx. 100 years

Ground Rent: £10 Per Annum

Service Charge: £1,300 Per Annum

Ground Rent Review Date: TBC





Property Location

Well Hall Road, London, SE9 6TX



*All distances from the postcode SE3 9QA. Train time from nearest station.

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 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.

- Council Tax: B
- EPC Rating: C

**FOR MORE INFORMATION
CONTACT US TODAY.**

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