



Eltham Road | London, SE12 8TL



Guide Price £325,000

Leasehold

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Eltham Road, London

Robinson Jackson is delighted to present to market this CHAIN FREE 2 Double Bedroom upper floor split-level flat that exudes charm and comfort. The property has been very well maintained and offers a warm and inviting ambiance, making it the perfect place to call home. Nestled in a convenient location, this flat ensures easy accessibility to nearby amenities and shopping, like the local Sainsbury's and Lee train station which is down the road from the property.

Upon entering, you are greeted by a clean and well-maintained interior, which is comfortable and welcoming. The spacious living area provides a great space to relax and unwind, while the well-appointed kitchen boasts modern fixtures and ample storage.

The property also benefits from a section of private garden, ideal for enjoying outdoor leisure or hosting gatherings with friends and family.

Located in Lee Green on the outskirts of Blackheath, Lewisham and Eltham, this upper floor flat encompasses all the qualities of a perfect home: accessibility, cleanliness, comfort, convenience, and a homely atmosphere. Being split level this property also does feel like a house inside. Don't miss the opportunity to make this property your own.



Interior

ENTRANCE HALL: Entrance door, laminate floor, stairs to upper floor landing, access to reception room and kitchen.

RECEPTION ROOM: 4.74m x 4.05m (15'7" x 13'3") Double glazed window to rear, laminate floor, radiator, dado rails.

KITCHEN: 2.93m x 2.63m (9'7" x 8'8") Double glazed window to front, range of wall and base units, space for free standing cooker, plumbed for washing machine and space for dishwasher, stainless steel sink unit with mixer tap, tiled splash back and fully tiled floor.

LANDING: Laminate floor, access to both bedrooms and bathroom.

BEDROOM 1: 4.75m x 2.80m (15'7" x 9'2") Two double glazed windows to rear, laminate floor, radiator.

BEDROOM 2: 4.01m x 2.84m (13'2" x 9'4") Double glazed window to front, laminate floor, radiator.

BATHROOM: Double glazed frosted window to front, shower cubicle, wash hand basin, low level w.c., partly tiled walls and fully tiled floor.

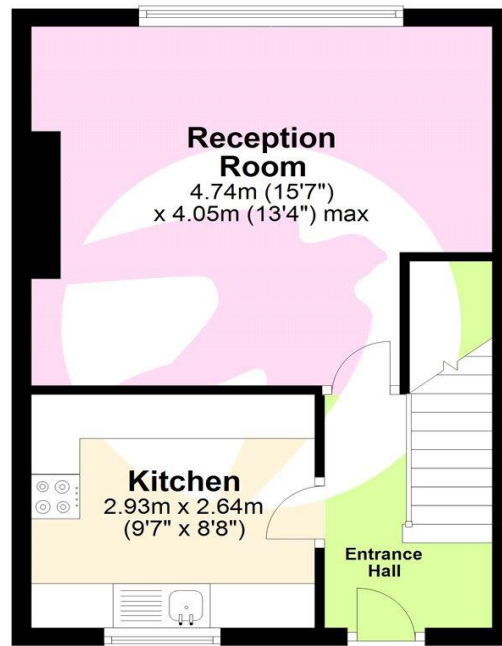
Exterior

GARDEN

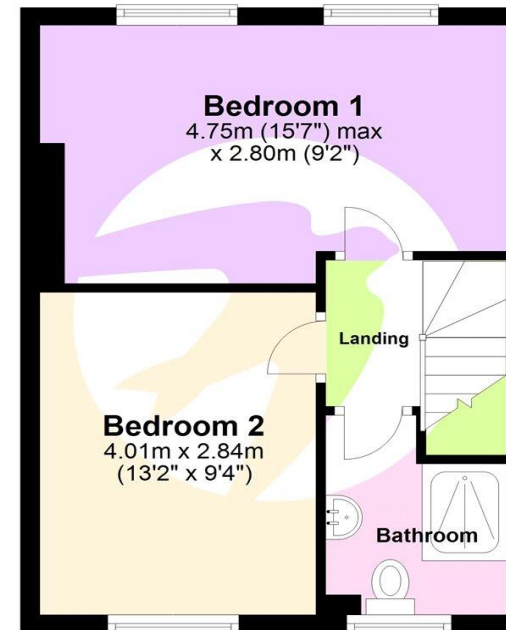
Property Features

- Two bedroom maisonette
- Split level
- Fitted kitchen and bathroom
- Double glazed and gas central heating
- Private garden
- Close to local amenities, schools, and parks
- Great location for transport links
- Total floor area: 67m²= 721ft² (guidance only)

Second Floor



Third Floor



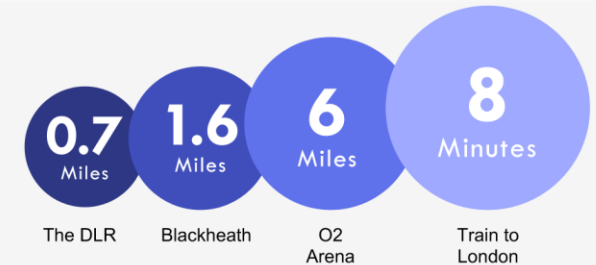
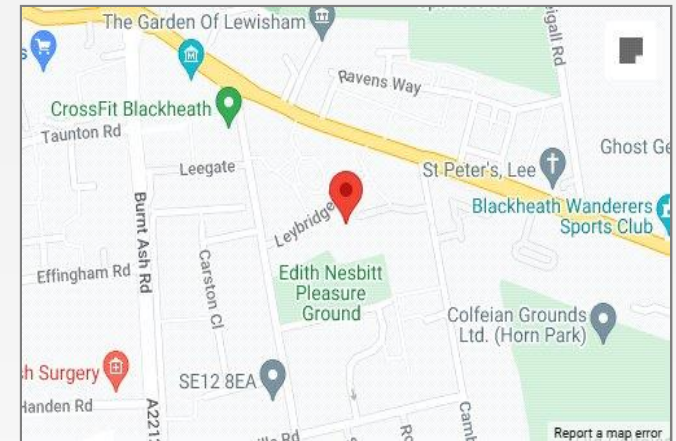
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Property Location

Eltham Road, London, SE12 8TL



*All distances from branch postcode. Train time from nearest station.

Location

Bordered by popular Blackheath to the north and Bromley to the south, and with plenty of green spaces, Lee, Hither Green and Grove Park all offer a more affordable option for young families.

Trains from Lee reach London Bridge in 13 minutes, and in a mere 10 minutes from Hither Green, with easy access to towns such as Sidcup, Gravesend and Dartford in the opposite direction. Nearby Lewisham also offers access to the DLR, indoor shopping centre and a daily street market, a surprising amount of green space and restaurants serving world cuisine.

Leasehold Information

Time remaining on lease: Approx. 90 years *
Service Charge: £1,040 per year *
Ground Rent: £10 per year *
(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band B (£1,585.09 pa)
EPC Rating: TBC

FOR MORE INFORMATION
CONTACT US TODAY.

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