



Restons Crescent London SE9 2JE

Leasehold



Council Tax: B
EPC Rating: C

Robinson Jackson are delighted to present this spacious three bedroom first floor flat with balcony conveniently situated for schools, bus routes and Falconwood Station.

- Three bedrooms
- Long lease
- Lift
- First floor
- Balcony

Asking Price £260,000

ROBINSON-JACKSON
Our service will *move* you



**FOR MORE INFORMATION
CONTACT US TODAY.**

020 8859 9600

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

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Interior

Entrance Hall Entrance door, radiator, carpet, entry phone

Lounge 4.11m x 3.8m (13'6" x 12'6") Double glazed window to front, radiator, door to balcony, carpet

Kitchen 3.48m x 1.68m (11'5" x 5'6") Double glazed window to front, wall and base units, integrated oven and hob, plumbing for washing machine, stainless steel sink

Bedroom 1 4.32m x 2.77m (14'2" x 9'1") Double glazed window to front, radiator, carpet

Bedroom 2 3.53m x 2.44m (11'7" x 8') Double glazed window to front, radiator, carpet

Bedroom 3 2.9m x 2.2m (9'6" x 7'3") Double glazed window to front, radiator, carpet

Bathroom Double glazed window to front, panelled bath with glass screen, vanity wash hand basin, tiled walls and floor, radiator

Separate WC Double glazed window to front, high flush wc, wood effect laminate flooring

Leasehold Information

Time remaining on lease: Approx. 117 years

Ground Rent: Not Available

Service Charge: £1,656 Per Annum including buildings insurance and ground rent

Ground Rent Review Date:

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 Pleasance can all be found in the town.