





# Footscray Road

London, SE9 2SS

## VIDEO TOUR AVAILABLE

A deceptively spacious 2 bedroom balcony apartment that sits in the highly desirable Royal Borough of Greenwich and on the doorstep of Eltham High Street with its variety of shops, coffee bars and restaurants. It also has access to Eltham train station and local attractions such as Eltham Palace. Internal viewing comes highly recommended so as to appreciate the space and setting of this great apartment. \* CHAIN FREE \*

## Main Features

- Spacious 2 bedroom first floor balcony apartment
- Short walk to Eltham High Street
- Easy access to Eltham station and Eltham Palace
- Chain Free
- Sought after location
- Ideal first time buyer or investment opportunity

## FULL DESCRIPTION

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Offered for sale is this spacious two bedroom first floor balcony apartment that sits in the highly desirable Royal Borough of Greenwich and on the doorstep of Eltham High Street with a variety of shops, coffee bars and restaurants. The apartment also offers easy access to Eltham train station and local attractions such as Eltham Palace and Eltham Park South. The apartment would make a great first time buy or investment and briefly comprises of: Entrance hall, a spacious lounge which offers access on to the balcony with views of the communal gardens. There is a kitchen, bathroom and 2 bedrooms with the master bedroom also providing access to the balcony. Externally there is parking to the rear and communal gardens.

This is a great chance to purchase a 2 bedroom balcony apartment in such a sought after location.

\*Chain Free \*

## Entrance hall

20' 3" x 5' 4" (6.17m x 1.63m)

## Lounge

25' 5" x 11' 11" (7.75m x 3.63m)

## Kitchen

11' 7" x 6' 9" (3.53m x 2.06m)

## Bedroom one

15' 5" x 12' 0" (4.7m x 3.66m)

## Bedroom two

9' 11" x 8' 4" (3.02m x 2.54m)

## Balcony

9' 11" x 4' 0" (3.02m x 1.22m)

## Bathroom

8' 11" x 6' 9" (2.72m x 2.06m)

## ADDITIONAL INFORMATION

The following information has been supplied by the vendor and should be verified by the purchaser and /or solicitor prior to exchange of contracts.

Unexpired lease: 41 years remaining (but vendor has advised this is being extended)

Service charge: Approximately £2400 per annum including buildings insurance

Ground rent: £37.48 per annum

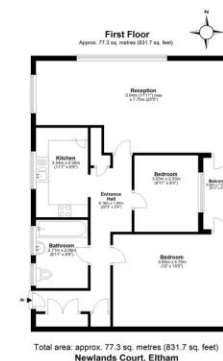
Council Tax: Band C £1457.77 - London Borough of Greenwich

EER Rating: current 68 Potential 88

## Directions

From our Sidcup office turn right. At the traffic lights proceed straight across into Halfway Street. At the mini roundabout continue straight over and continue all the way along Halfway Street. At the next roundabout go straight across into Avery Hill Road and the road will fork left onto Bexley Road. Continue on this road until you reach the next junction and take the left turn onto Southend Crescent. At the next roundabout take the second exit (turn right) onto Footscray Road and the block can be found on the left hand side. Closest Stations: Eltham (0.61 mi) Mottingham (0.77 mi) New Eltham 0.88 mi) Closest Schools: Eltham CofE Primary School (0.32 mi) St Mary's Catholic Primary School (0.35 mi) St Thomas More Catholic Comprehensive School (0.03 mi)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. D612



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