



**£230,000**  
**Brooks Close, London, SE9 3JW**

**Christopher  
Russell**  
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

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**Christopher Russell Property Services**  
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A larger than average ground floor one-bedroom purpose-built flat, situated in an extremely convenient location, 0.7 miles to New Eltham and 0.9 miles from Mottingham Station as well as excellent bus routes servicing New Eltham, Eltham , Chislehurst, Bromley, Sidcup and Bexleyheath.

With a great range of local amenities all within walking distance this flat is presented in excellent decorative condition, the property has been fully modernised and finished to a very high standard throughout. Featuring an extended lease and its own private patio area with direct access from the spacious lounge/diner, this apartment is ideal for first-time buyers as well as local residents looking to downsize to a ground floor home with private outdoor space.

The accommodation comprises an entrance hall, lounge/diner, kitchen, bathroom, and a good-sized double bedroom. There is a very large walk in storage that is big enough to create an internal office/study area.

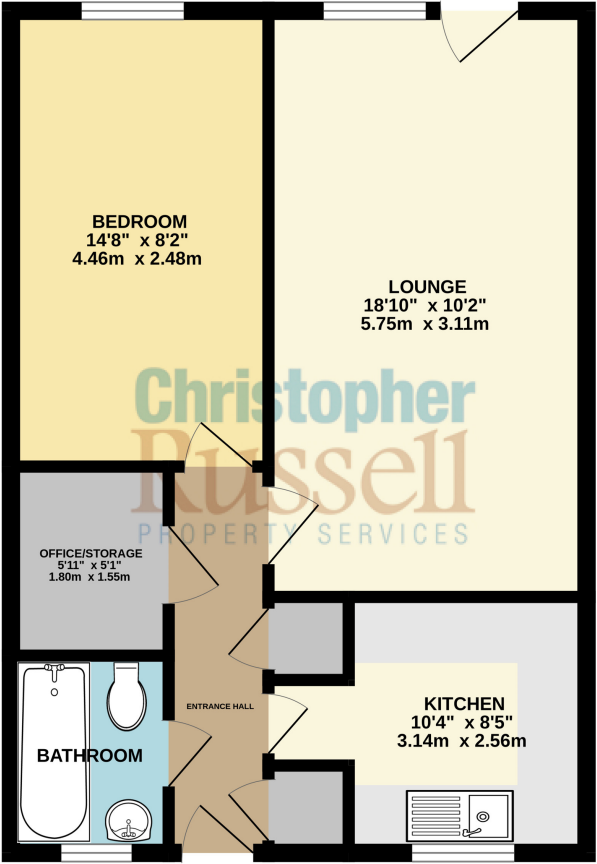
The property benefits from a recently fitted modern kitchen, a recently updated bathroom suite, gas central heating, an extended lease, parking, and its own private patio overlooking well-maintained and secluded communal gardens.

Council Tax Band B.

Agents Note: Material Information is available online as brochure 2 below.



GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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