

**HARRISON
INGRAM**

**Moira Road
Eltham, SE9 1SH**



£1,300 pcm

WOW!!! This is a FANTASTIC OPPORTUNITY for a PROFESSIONAL COUPLE looking for a SMART HOME in a GREAT LOCATION. Forming part of the ever popular 'Progress' CONSERVATION area, we are absolutely delighted to be able to offer this very attractive PART FURNISHED GROUND FLOOR MAISONETTE. As already mentioned, superb location as it is situated within easy reach of many amenities including local as well as high street shopping, bars, restaurants, leisure centre, cinema complex, road links, bus routes, parks and ELTHAM STATION (20 min to London Bridge, 25 min to Victoria, 25 min to Charing Cross, 10 min to North Greenwich, 20 min to Canary Wharf and 20 min to Stratford). The accommodation and features include; FITTED kitchen with APPLIANCES, bright lounge, two bedrooms, modern bathroom, gas central heating, UPVC double glazed windows, NEWLY DECORATED THROUGHOUT in neutral colours and a SUNNY ASPECT GARDEN. EARLY VIEWING IS AN ABSOLUTE MUST TO AVOID CERTAIN DISAPPOINTMENT. AVAILABLE:- IMMEDIATELY. RESTRICTIONS:- NO PETS, SMOKERS OR STUDENTS.

ENTRANCE HALL

Part glazed entrance door, console table, deep understairs storage cupboard.

Lounge

13' 3" x 12' 5" (4.04m x 3.78m) Double glazed window to front, radiator, wooden bookcase, wooden unit, varnished floor, boards, table and 4 chairs, inset wall display recess, doors to both bedrooms.

Bedroom 1

12' 10" x 9' 4" (3.91m x 2.84m) Double glazed window overlooking garden, double bed, bedside cabinet x 2, radiator, fitted wardrobes with storage over.

Bedroom 2

11' 11" x 8' (3.63m x 2.44m) Double glazed window overlooking the garden, dining table and 4 chairs, varnished floor boards, radiator, triple built in wardrobe.

INNER HALL

Tiled floor, smoke alarm, overhead meter cupboards, doors to kitchen and bathroom.

Kitchen

13' 9" x 10' 3" (4.19m x 3.12m) Double glazed window to side, fitted with matching range of wall, base and drawer units, stainless steel electric oven and inset 4 ring gas hob, electric oven with stainless steel extractor above, washing machine, stainless steel sink unit with chrome mixer tap and drainer, wall mounted boiler for central heating and hot water, radiator, extractor, extensively tiled to splashback areas, part glazed door leading to the garden.

Bathroom

Frosted window to side, suite comprising of panelled bath with mixer/shower attachment, pedestal wash hand basin and low level WC., radiator, mirror with concealed storage behind, tiled floor, extensively tiled walls.

Garden

70' sunny aspect garden. Mainly laid to lawn with mature shrub borders.