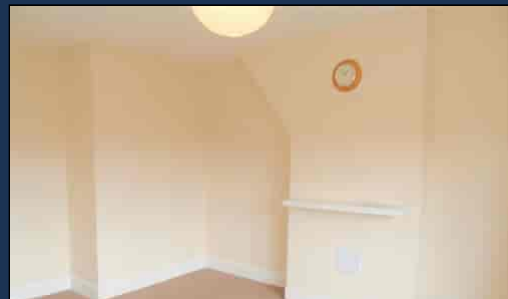




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HARRISON INGRAM

**Westmount Road, Eltham,
London, SE9 1XA**



Offers In Excess of £150,000

CASH BUYERS ONLY as the property has a **SHORT LEASE**.

LOCATION, LOCATION, LOCATION - Fantastic opportunity for those of you looking for an investment opportunity as this **ONE BEDROOM TOP FLOOR FLAT** is in a fantastic location being literally 'on top of the shops' and within close proximity of Eltham station, busy high street with an array of shops, bars, restaurants, leisure centre cinema complex, bus routes and road links.

The property is decorated in neutral colours throughout and comprises of a **GOOD SIZE LOUNGE**, fitted kitchen with appliances, large bathroom with white suite, double bedroom, gas central heating, double glazing and entry phone system.

ENTRANCE HALL

Entry phone, deep built in cupboard housing gas meter, electric meter and fuse board, fitted carpet, smoke alarm.

LOUNGE/DINER

15' 4" x 12' 1" (4.67m x 3.68m) Double glazed window to front, radiator, fitted carpet, TV aerial point, roller blinds and curtains.

KITCHEN

10' 6" x 5' 9" (3.20m x 1.75m) Double glazed window to front, matching range of wall, base and drawer units, inset stainless steel sink unit with chrome mixer tap, washing machine, fridge/freezer, gas cooker, combi boiler, vinyl floor covering, tiled to splash back areas, roller blind.

BEDROOM

14' 7" x 9' 6" (4.44m x 2.90m) Double glazed window to rear, fitted carpet, radiator, telephone point, roller blind and curtains.

BATHROOM

Good size with double glazed frosted window to rear, white suite comprising panelled bath with chrome taps and electric shower, pedestal wash hand basin with chrome taps, mirror and shelf above, low level WC., fully tiled bath area and splash back, extractor fan, radiator, roller blind, vinyl flooring.