

**HARRISON  
INGRAM**

**Westmount Road  
Eltham, SE9 1YA**



**£1,200 pcm**

We are delighted to be able to offer this INCREDIBLY WELL PRESENTED GROUND FLOOR FLAT which would make an IDEAL HOME FOR ANY PROFESSIONAL. The location of the property is perfect for any busy professional and commuters as it is set within close proximity of local parade of shops as well as Eltham High Street, acres of park/woodland, several bus routes to local stations (including Eltham, North Greenwich and Woolwich DLR) plus road links to London and Kent. The accommodation and other features include; TWO BEDROOMS (one could be used as a dining room or home office if preferred), lounge, modern shower room, BRAND NEW FITTED KITCHEN with appliances, freshly decorated in neutral colours throughout, modern floor coverings, gas central heating, double glazing and OWN GARDEN. AVAILABLE IMMEDIATELY. RESTRICTIONS:- NO PETS, SMOKERS, NO MULTI SHARERS OR STUDENTS. PLEASE NOTE; IT WOULD NOT BE SUITABLE FOR BABIES OR SMALL CHILDREN AS THERE IS NO BATH (SHOWER CUBICLE ONLY).

## ENTRANCE PORCH

Fully enclosed and accessed via UPVC entrance door with matching frosted side light, built in understairs storage cupboard, tiled floor.

## ENTRANCE HALL

Part glazed entrance door, deep built in storage cupboard, radiator, smoke alarm, electric meter cupboard, laminate wood flooring, central heating and hot water timer.

## LOUNGE



14' 7" x 9' 10" (4.45m x 3.00m) UPVC double glazed window to front, feature fireplace with fitted modern gas fire, radiator, laminate wood flooring.

## KITCHEN



8' 1" x 6' 5" (2.46m x 1.96m) UPVC double glazed window to rear, newly fitted with matching range of wall, base and drawer units with chrome handles, built in stainless steel electric oven, inset stainless steel gas hob with stainless steel extractor above, washing machine, fridge/freezer, inset stainless steel sink unit with chrome mixer tap, laminate wood flooring, worktop surfaces, boiler for central heating and hot water, smoke alarm.

## BEDROOM 1



13' 5" x 8' 11" (4.09m x 2.72m) UPVC double glazed window to rear, good range of wall to wall, floor to ceiling fitted wardrobes, radiator, laminate wood flooring.

## BEDROOM 2



9' 9" x 8' 0" (2.97m x 2.44m) UPVC double glazed window to front, radiator, laminate wood flooring.

## SHOWER ROOM

Frosted UPVC double glazed windows to side, modern white suite comprising good size shower cubicle with sliding doors, wash hand basin with chrome mixer tap, low level WC, extractor, chrome heated towel rail. extensively tiled to splashback areas, mirrored door display cabinet, tiled floor.

## GARDEN



Own private section of garden.