



VILLAGE ESTATES



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CHAIN FREE
POTENTIAL TO IMPROVE
SHARE OF FREEHOLD

PERIOD CONVERSION FLAT
CLOSE TO ELTHAM HIGH ST
EPC RATING 'C'



47 Footscray Road
London, SE9 2ST

£199,995

Just a short stroll away from Eltham High Street. We present to you a charming one-bedroom Victorian raised ground floor flat, perfectly situated in a vibrant neighbourhood brimming with life. Boasting an array of amenities within reach, including restaurants, cafes, a cinema, and grocery stores, this property offers the quintessential blend of convenience and potential. This Victorian raised ground floor flat, steeped in history and character, presents an incredible opportunity for those with a keen eye for potential. While the lease term currently stands at 62 years, it is important to note that once extended, the value of the property is set to increase. Unlock the hidden value and seize the chance to make a sound investment in the future.

EPC RATING: C

COUNCIL TAX BAND: B

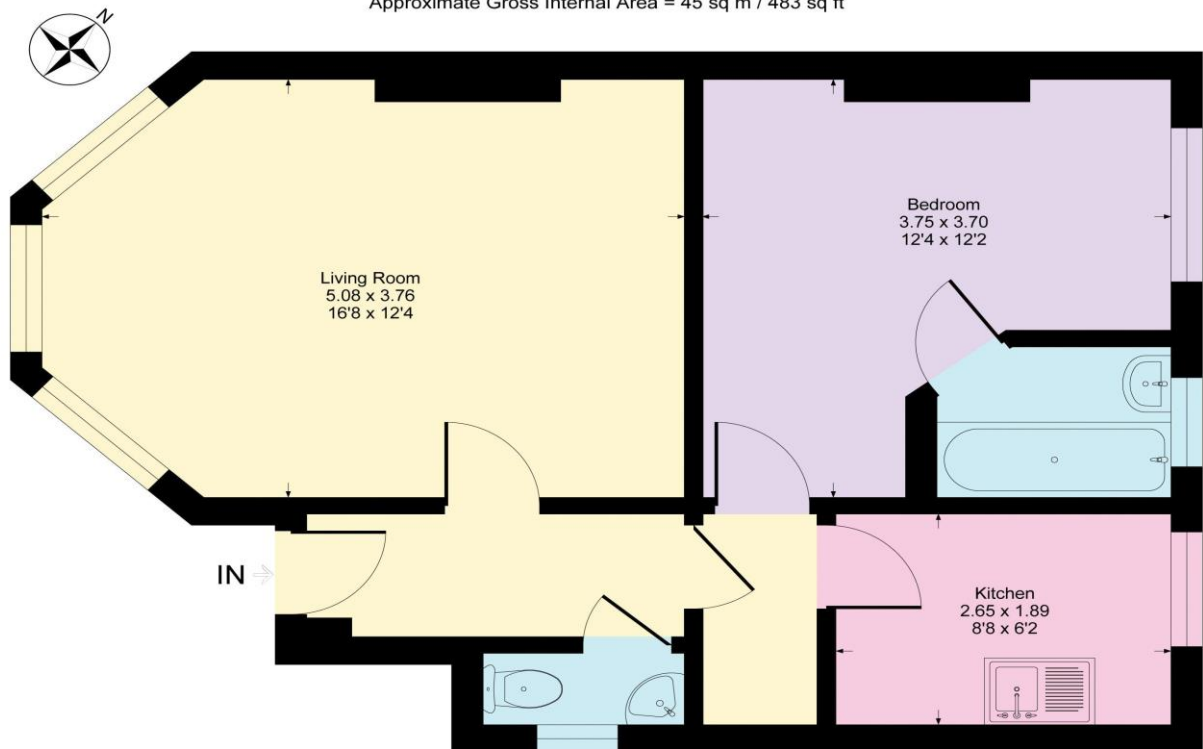
TENURE: Share of Freehold

LEASE TERM: 62 Year Lease



Footscray Road, SE9

Approximate Gross Internal Area = 45 sq m / 483 sq ft



Ground Floor

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan 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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.