



51 Heath Court, Stanley Close, New Eltham, London, SE9 2BB

£275,000

- Two Bedroom Flat
- Zone 4
- Parking
- Great location
- Top Floor
- EPC Rating C

# Stanley Close, London SE9 2BB

Take a look at this bright and spacious two bedroom top floor apartment. Situated just moments from New Eltham Village. Well proportioned throughout, this flat boasts a generously sized reception with direct access to a modern kitchen which makes it great for both entertaining and relaxing. There is also two good sized bedrooms plus a bathroom and communal permit controlled parking. The train station and local bus routes are close by. New Eltham is an up and coming pocket in south east London and currently offers good local bar and restaurant options as well as boutique grocery and retail stores. A fantastic first step onto the property ladder.

Tenure - Leasehold - 119 years

Service Charge - £1800.00 PA (£150.00 PM)

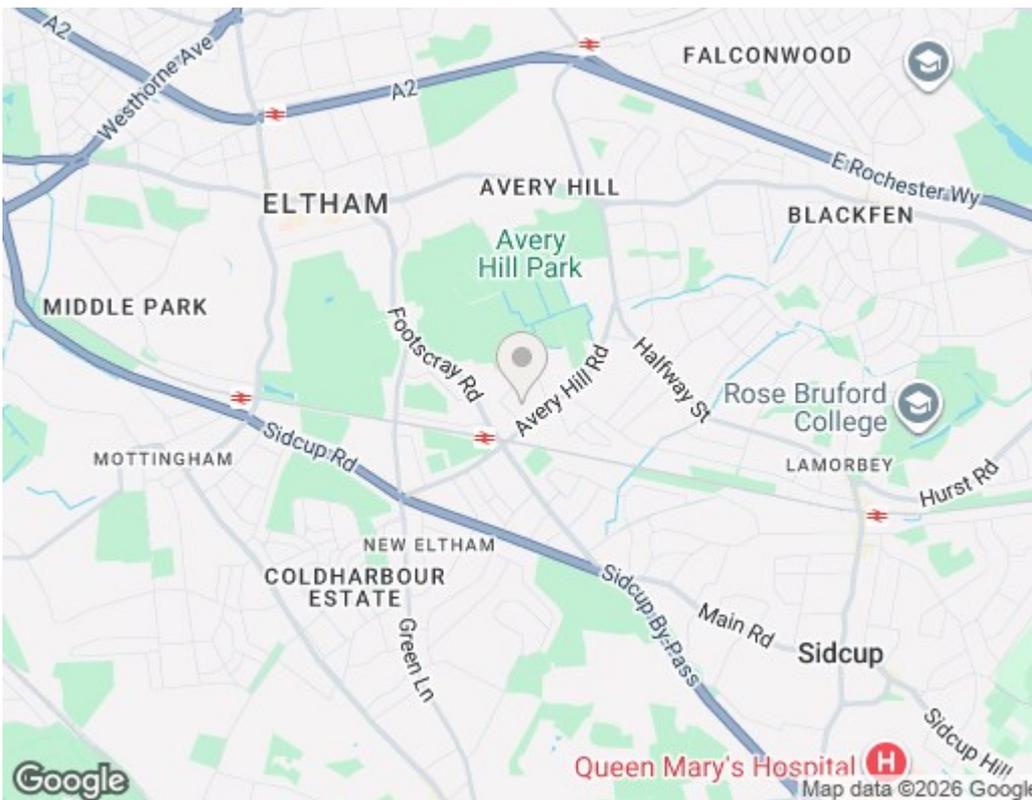
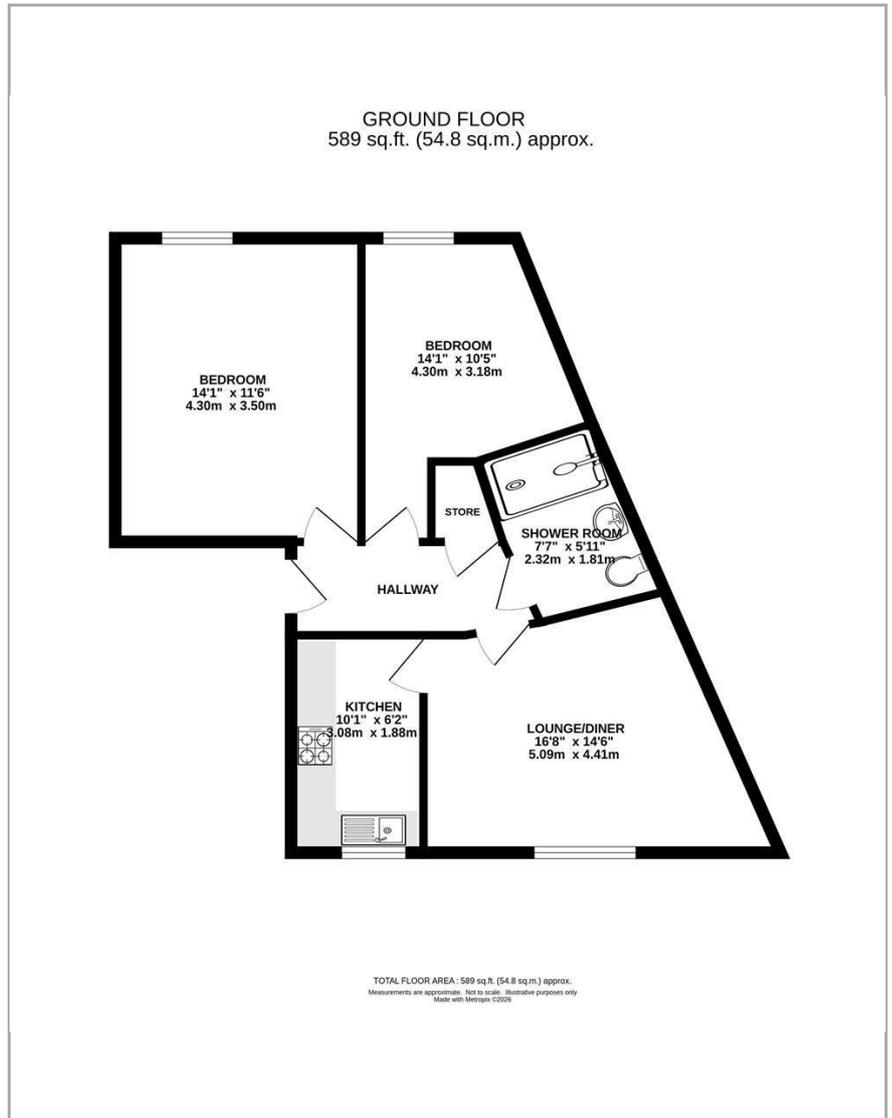
Ground Rent - £250.00 PA

Council Tax - Greenwich Band C



Council Tax Band: C





## Viewings

Viewings by arrangement only.  
Call 0208 859 1100 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 80                      | 83        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |