

Well Hall Road, Eltham

2 bed(s) 1 bath(s) 2 reception(s)

**Beaumont  
Gibbs**  
beaumontgibbs.com

134 - 136 Plumstead Common Road



Plumstead

London

SE18 2UL

**£1,070 Per calendar month**









Offered with immediate availability, Beaumont Gibbs are delighted to offer this very spacious two double bedroomed and two reception roomed part furnished flat to let. The property is situated under quarter of a mile from Eltham mainline railway station, right on top of local shops and bus routes, so is very convenient for all local amenities. The accommodation comprises communal entrance hall, stairs up to the first floor, entrance hall, 17' lounge, separate dining room with a table and chairs, kitchen with a washing machine, freestanding gas cooker, plus a freestanding fridge / freezer in the dining room, two double bedrooms with freestanding wardrobes and a double bed and mattress, bathroom, separate W.C., gas central heating and double glazing. Professional working tenants only.

### **Communal Entrance**

Communal entrance door to front, with stairs leading up to the first floor, with a wooden entrance door to the flat.

### **Entrance Hall**

Laminate wood flooring, high skirting, single radiator, understairs storage cupboard, picture rail.

### **Lounge 17'2 x 11'8 ext to 15'4 (5.23m x 3.56m ext to 4.67m)**

UPVC double glazed window to rear, fitted carpet, high skirting, double radiator, large freestanding wardrobe, coved ceiling.

### **Dining Room 10'9 x 9'2 (3.28m x 2.79m)**

UPVC double glazed window to rear, laminate wood flooring, high skirting, fireplace, cupboard housing a wall mounted 'Ideal' combination boiler, picture rail, freestanding fridge / freezer, table and chairs to remain, doorway leading through to the kitchen.

### **Kitchen 7' x 5'5 (2.13m x 1.65m)**

UPVC double glazed window to side and rear, comprising range of matching fitted wall and base units, together with complementing rolled edge work surfaces and local tiling, an inset one and a half bowl single drainer stainless steel sink unit with mixer tap, washing machine, freestanding gas cooker, wall mounted gas meter, tiled flooring, high skirting, picture rail.

### **Bedroom One 13'7 x 12' (4.14m x 3.66m)**

Two UPVC double glazed Georgian style windows to front, fitted carpet, high skirting, double radiator, double bed frame and mattress to remain, cast iron fireplace, freestanding wardrobe and drawer units, picture rail, corniced ceiling.

### **Bedroom Two 11'7 x 10' (3.53m x 3.05m)**

Two UPVC double glazed Georgian style windows to front, laminate wood flooring, double radiator, coved ceiling.

### **Bathroom**

Opaque UPVC double glazed window to side, comprising panelled enclosed bath with mixer tap and shower attachment, vanity wash hand basin, ceramic flooring, double radiator, half tiled walls.

### **Separate W.C.**

Opaque UPVC double glazed window to side, close coupled W.C., fitted carpet, high skirting.

### **Council Tax**

Royal Borough of Greenwich - Band C - £1,270.52 per annum.

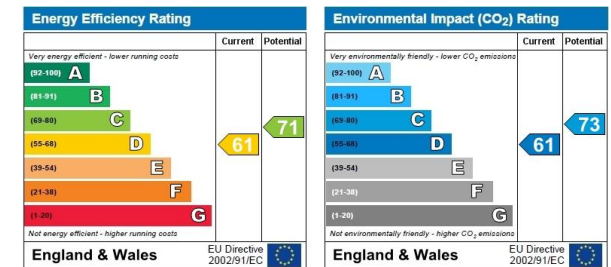
### **Tenants Fees**

Reference fees are charged at £99.00 per person and a £200.00 holding deposit is taken too. Both of these fees are non refundable in the event that the tenant either fails the reference check or changes their mind. Our administration fee is £175.00. Please note that if there are four or more tenants moving into the property, then this fee will increase. For full details on the charges for this, you will need to speak to us, as the charge will depend on how many more people there are. Check out fee ranges from £95 to £135 depending on the size and furnishing of the property.

### **Important Information**



AWAITING  
FLOORPLAN



It is not known whether the fixtures and the fittings to be included in the disposal of this property are operational and effective, as the agents have not tested them. Measurements have been taken using a 'Disto lite' laser measure. Floor plans (where applicable) should only be used as a rough guide. The accuracy of the floor plans and measurements as well as the content of the property details CANNOT be relied upon.

020 8319 7600

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