

Asking Price £475,000 Leasehold

2 Bedroom, Apartment - Retirement

26, Jefferies Lodge Footscray Road, Eltham, Greater London, SE9 2SU

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Jefferies Lodge

Jefferies Lodge is a delightful development of 38 one and two bedroom retirement apartments located in the popular town of Eltham.

The south-east London borough of Eltham has something to offer everyone! It's close to the tourist attractions of Greenwich and Docklands and is just a short train journey away from the centre of London.

An extensive offering of shops, cafes and eateries largely makes up the bustling high street. Therefore, whatever your taste, Eltham will certainly cater for it. In addition, a cinema and leisure centre offers the perfect recreational pursuits. Meanwhile supermarkets, dentists, doctors, post offices, and all those other essential amenities are located close by. As such, you can relax and have an enjoyable retirement, in the knowledge that everything is close to hand.

Benefiting from good transport links, Eltham train station offers services to Central London, Dartford and Barnehurst. In addition, the town is serviced by numerous bus routes to Greenwich, Chislehurst, Sidcup, Mottingham and Bexleyheath.

Jefferies Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They assist in arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Jefferies Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Jefferies Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Jefferies Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







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Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

STUNNING TWO BEDROOM RETIREMENT APARTMENT WITH JULET BALCONY

This delightful two bedroom second floor apartment offers spacious accommodation and is presented in fantastic order throughout. The property is conveniently located for the lift and stairs providing easy access within the development.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a Juliet balcony and windows provide natural light.

The Kitchen is accessed via the Living Room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a generous double room with a walk-in wardrobe and plenty of space for additional bedroom furniture if desired. An ensuite offers a large shower with handrail, WC, wash basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double room that could also be used as a separate dining room, study or hobby room.

The Shower Room offers a large shower with handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

This apartment must be viewed!







Features

- Two bedroom second floor apartment with Juliet balcony
- Stunning presentation throughout
- Fully fitted kitchen with integrated appliances
- Car Parking and Communal Gardens
- Owners lounge & Kitchen with regular social events
- Lift to all floors
- Landscaped gardens
- 24 Hour emergency Careline system
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st May 2027): £4,160.85 per annum.

Ground rent £894.54 per annum. To be reviewed in June 2032.

Council Tax Band C

999 year Lease commencing 2018

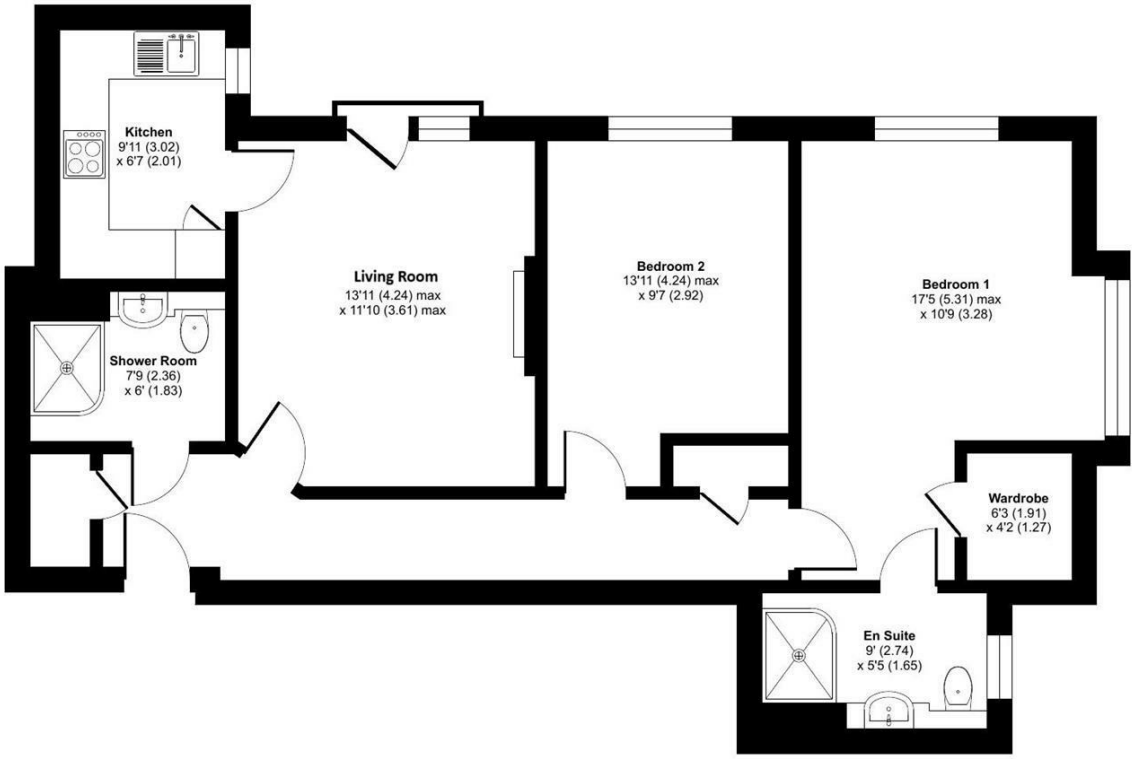
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution towards the contingency fund.

EPC Rating: B

Approximate Area = 802 sq ft / 74.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1541954

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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