



Malyons Road | Ladywell, London, SE13 7XQ



Guide Price £275,000 - £300,000

Leasehold

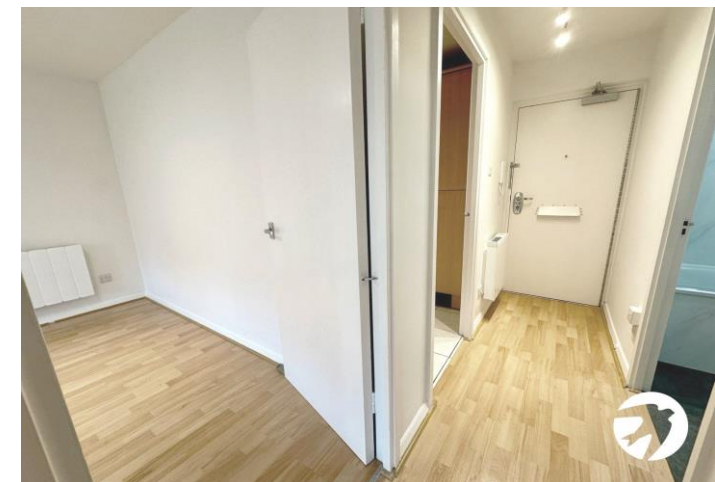
ROBINSON-JACKSON
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Malyons Road, Ladywell

Recently refurbished one bedroom apartment located on the first floor of a popular purpose built block close to Ladywell station, Hillyfields is also within easy walking distance. The property comprises of spacious entrance hall with storage cupboard, bright reception, separate kitchen, double bedroom and newly fitted modern bathroom. Further benefits are allocated parking and large communal garden. Perfect for first time buyers who need access into London. NO ONWARD CHAIN.

Property Features

- Perfect for first time buyer
- One bedroom first floor flat
- Fitted kitchen and bathroom
- Communal garden
- Close to local amenities
- Walking distance to transport links
- CHAIN FREE
- Total floor area: 41m²= 441ft² (guidance only)



Interior

ENTRANCE HALL: Entry phone system. Electric radiator. Wood laminate floor.

LOUNGE: 4.88m x 3.12m (16' x 10'3") Double glazed window to rear aspect. Electric storage heater. Wood laminate floor.

KITCHEN: 3.11m x 1.88m (10'2" x 6'2") Fitted wall and base units with rolled edge work tops. 1 1/2 bowl stainless steel sink unit with mixer taps. Tiled splash back. Stainless steel oven, hob and extractor. Plumbed for washing machine. Fridge/freezer. Tiled floor.

BEDROOM: 3.82m x 2.88m (12'6" x 9'5") Double glazed window to rear aspect. Electric heating. Wood laminate floor.

BATHROOM: 2.16m x 1.83m (7'1" x 6') Panel enclosed bath with shower over, pedestal wash hand basin and low level w.c. Tiled splash backs. Storage cupboard. Tiled floor. Extractor.

Exterior

Communal Gardens

Residential Parking

Leasehold Information

Length of Lease: 189 Years from 29th Sep 1986

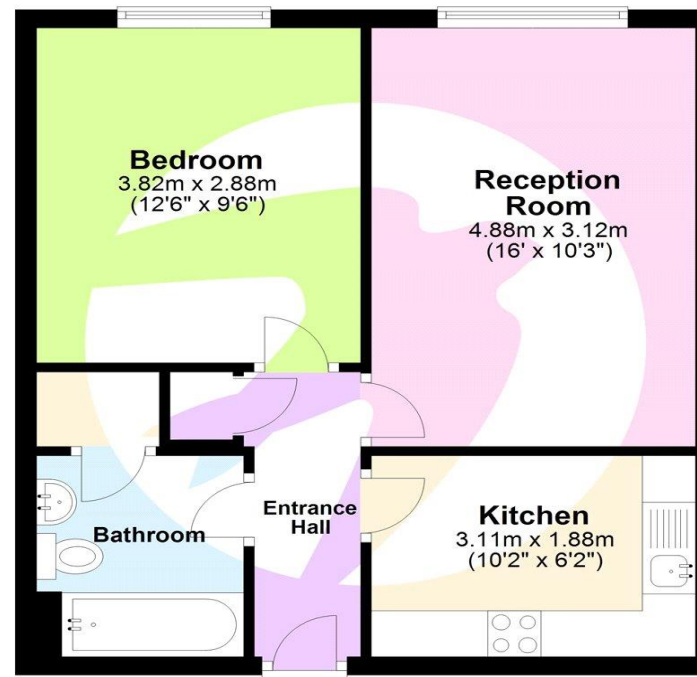
Time remaining on lease: 151 years *

Service Charge: £1,536 per year *

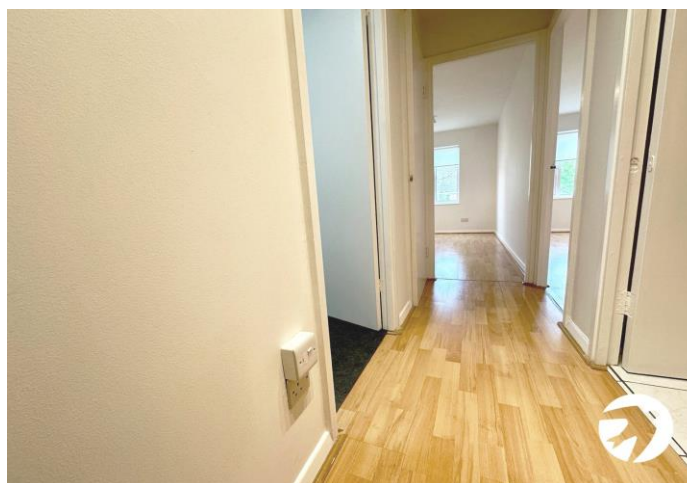
Ground Rent: TBC *

(*to be verified by Vendors Solicitor)

First Floor



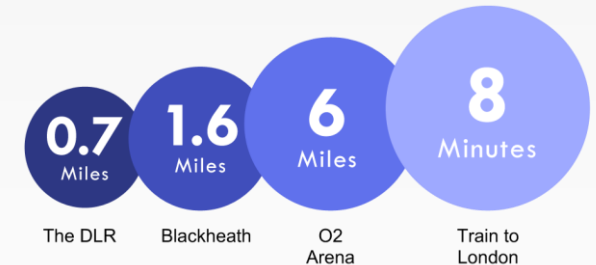
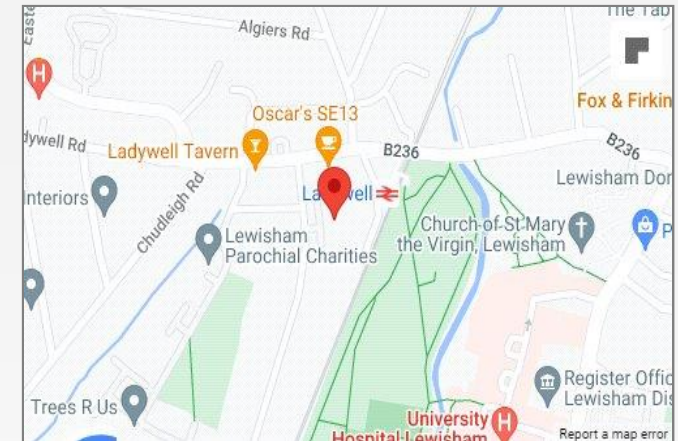
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Property Location

Malyons Road, Ladywell, London, SE13 7XQ



*All distances from branch postcode. Train time from nearest station.

Location

Ladywell has a village character – with its own baker, greengrocers, pub and post office – while benefiting from the train station, which whisks you to London Bridge in just nine minutes. With Hilly Fields and Ladywell Fields only five and three minutes' walk away respectively, the area makes a great base for families and young professionals alike.

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band B (£1,585.09 pa)

EPC Rating: B

Parking: Residents' car park

Nearest Train Stations: Ladywell Rail Station 78 metres, Crofton Park Rail Station 1.14 km, Lewisham Rail & DLR Station 1.16 km

FOR MORE INFORMATION
CONTACT US TODAY.

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