



Armoury Road | Lewisham, London, SE8 4LB



Asking Price £350,000

Leasehold

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## Armoury Road, Lewisham

Well presented two bedroom apartment located in the ever popular Armoury Road development.

The accommodation benefits from a fitted kitchen, spacious reception room with space for dining, two good size bedrooms and family bathroom. Added features include off street parking, double glazing, and electric heating.

The flat is situated in a fantastic location just moments from Elverson Road Station (DLR) and Lewisham Station (DLR, Thameslink and Southern services) providing excellent links to all parts of London. Lewisham provides a variety of shops, eateries and amenities, and the area is well served by good local schools and lovely open spaces including Brookmill Park. Beautiful Greenwich Park with the famous Royal Observatory is also within easy reach.





## Interior

**ENTRANCE HALL:** Entrance door, laminate floor, entry phone system, access to all rooms.

**RECEPTION ROOM:** 4.29m x 4.29m (14'1" x 14'1") Double glazed window, laminate floor, electric radiator, built in storage cupboard, spotlights.

**KITCHEN:** 3.20m x 2.045m (10'6" x 6'9") Double glazed window, range of wall and base units, integrated electric oven and hob with extractor hood over, stainless steel sink unit with mixer tap, space for fridge freezer, plumbed for washing machine, tiled splash back and fully tiled floor, spotlights.

**BEDROOM 1:** 3.76m x 2.98m (12'4" x 9'9") Double glazed window, laminate floor, electric radiator, spotlights.

**BEDROOM 2:** 3.23m x 1.90m (10'7" x 6'3") Double glazed window, laminate floor, radiator, spotlights.

**BATHROOM:** Double glazed frosted window, panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., partly tiled walls and fully tiled floor, spotlights, extractor fan.

## Leasehold Information

Length of Lease: 125 Years from 24 June 1992\*

Time remaining on lease: Approx. 93 Years\*

Service Charge: £1,800 per Year \*

Ground Rent: included in service charges \*

(\*to be verified by Vendors Solicitor)

## Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,811.54 pa)

EPC Rating: C

## Second Floor



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

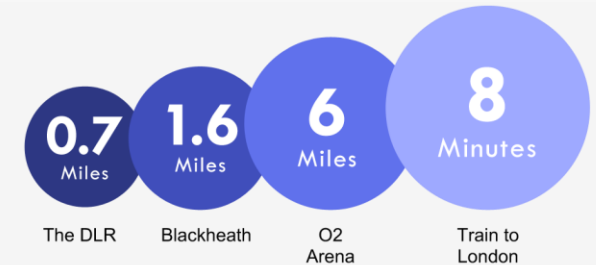
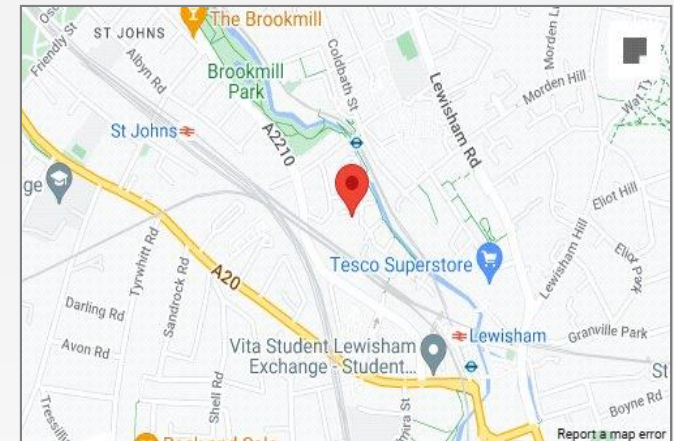






## Property Location

Armoury Road, Lewisham, London, SE8 4LB



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

## Location

While it's easy to hop on the train or DLR at Lewisham station to explore the rest of London, there's plenty in the town itself. There's an indoor shopping centre and a daily street market, a surprising amount of green space and restaurants serving world cuisine.

Families can choose from a wide selection of state primary and secondary schools, as well as some respected independent options. Blackheath is Lewisham's close neighbour, with fine dining, boutique shops and bustling bars.

## Property Features

- Two bedroom flat
- Spacious reception room
- Fitted kitchen and bathroom
- Double glazed and electric heating
- Residents parking
- Great location for transport links
- Walking distance to local amenities
- Total floor area: 50m<sup>2</sup>= 538ft<sup>2</sup> (guidance only)

FOR MORE INFORMATION  
CONTACT US TODAY.

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