



Courtlands Avenue | Lee, London, SE12 8JJ



Guide Price £350,000 - £375,000

Share of Freehold

**ROBINSON-JACKSON**  
Our service will *move* you

## Courtlands Avenue, Lee

Nicely presented split level (1st & 2nd floor) purpose built flat located on the popular Courtlands development, garage included in sale and no onward chain.

### Property Features

- Two bedroom split level flat
- Spacious reception room
- Kitchen/dining room
- Upstairs family bathroom
- Double glazed and gas central heating
- Garage
- Close to local amenities, schools, and parks
- Great location for transport links
- Total floor area: 74m<sup>2</sup>= 797ft<sup>2</sup> (guidance only)



## Interior

**ENTRANCE HALL:** Entrance door, frosted window, built in storage, carpeted stairs to first floor.

**RECEPTION ROOM:** 5.23m x 4.20m (17'2" x 13'9") Two double glazed windows to front, wood floor, carpeted stairs to upper floor landing, radiator, access to kitchen/dining room.

**KITCHEN/DINING ROOM:** 5.08m x 2.80m (16'8" x 9'2") Two double glazed windows to rear, range of wall and base units, integrated oven and hob with extractor hood over, sink unit with mixer tap, plumbed for washing machine, space for fridge freezer, breakfast bar, radiator, wood floor, spotlights.

**LANDING:** Fitted carpet, access to both bedrooms and bathroom.

**BEDROOM 1:** 4.05m x 3.50m (13'3" x 11'6") Double glazed window to front, laminate flooring, built in wardrobe, radiator, covings.

**BEDROOM 2:** 3.55m x 3.35m (11'8" x 11') Double glazed windows to rear, laminate floor, built in wardrobe, radiator, covings.

**BATHROOM:** Double glazed frosted window to rear, panel enclosed bath with shower attachment and glass shower screen, wash hand basin, low level w.c., partly tiled walls and vinyl floor, heated towel rail.

## Exterior

**GARAGE**

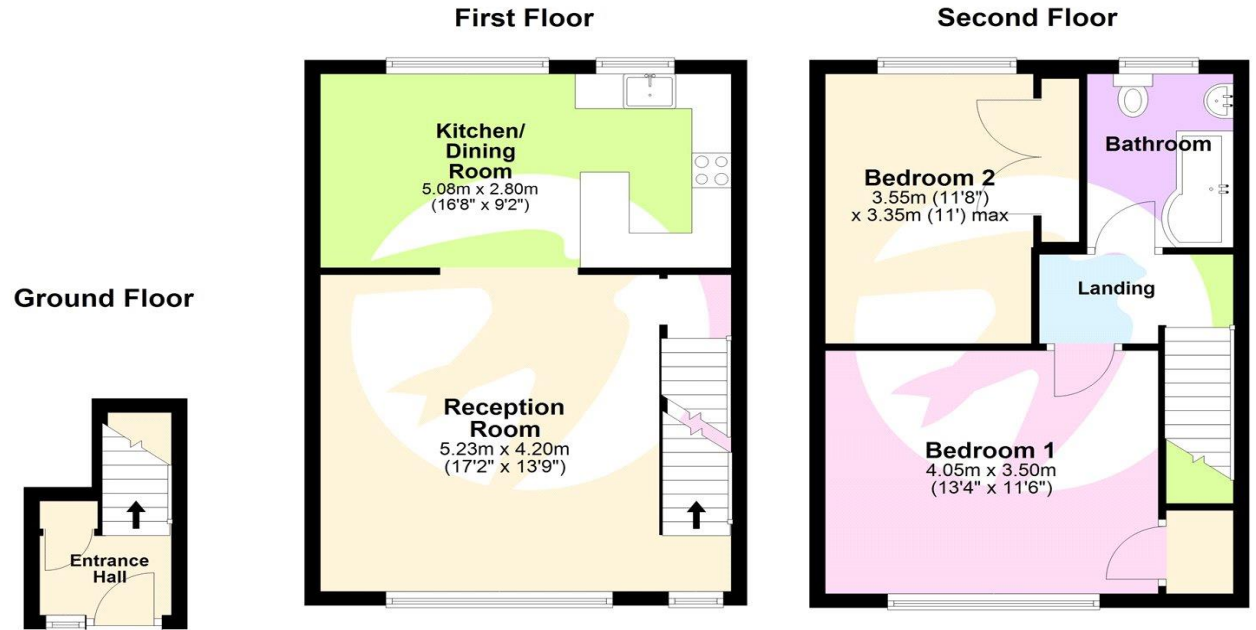
## Share of Freehold Information

Length of Lease: 149 Years from 25th Mar 1959\*

Time remaining on lease: Approx. 84 Years\*

Service Charge: None\*

(\*to be verified by Vendors Solicitor)



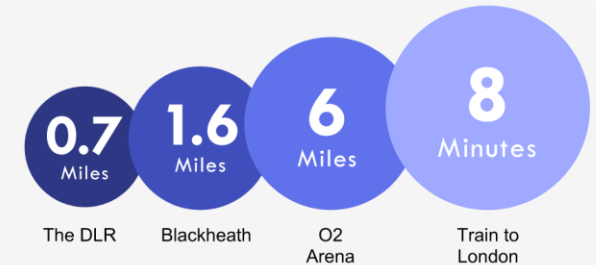
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





## Property Location

Courtlands Avenue, Lee, London, SE12 8JJ



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

## Location

Bordered by popular Blackheath to the north and Bromley to the south, and with plenty of green spaces, Lee, Hither Green and Grove Park all offer a more affordable option for young families.

Trains from Lee reach London Bridge in 13 minutes, and in a mere 10 minutes from Hither Green, with easy access to towns such as Sidcup, Gravesend and Dartford in the opposite direction. Nearby Lewisham also offers access to the DLR, indoor shopping centre and a daily street market, a surprising amount of green space and restaurants serving world cuisine.

## Additional Information

Local Authority: Royal Borough of Greenwich / Council Tax: Band C (£1,613 pa) / EPC Rating: TBC

**FOR MORE INFORMATION  
CONTACT US TODAY.**

020 8297 8777

Robinson Jackson  
27 Lewis Grove,  
Lewisham,  
London, SE13 6BG

lewisham@robinson-jackson.com



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.