



Felday Road | Lewisham, London, SE13 7HJ



Guide Price £275,000 - £300,000

Leasehold

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Felday Road, Lewisham

One bedroom first floor Edwardian conversion flat located within walking distance of Ladywell Train Station.

This well presented property briefly comprises a bay fronted reception room, separate kitchen, bedroom and modern shower suite.

This would be an ideal purchase for any first time buyer or young professional looking for a convenient place to live. NO ONWARD CHAIN.

Property Features

- CHAIN FREE
- One Bedroom
- Top Floor
- Fully fitted modern kitchen
- Close to local amenities and parks
- Walking distance to transport links
- Total floor area: 54m²= 581ft² (guidance only)



Interior

ENTRANCE HALL: Entrance door, carpeted stairs to first floor landing.

LANDING: Fully fitted carpet, built in storage, electric radiator, steps to upper landing, access to all rooms.

RECEPTION ROOM: 4.61m x 3.48m (15'1" x 11'5")

Two double glazed windows to front, laminate flooring, covings, electric radiator.

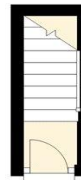
KITCHEN: 3.58m x 2.36m (11'9" x 7'9") Double glazed window to rear and side, range of wall and base units, integrated electric oven, and hob with extractor hood over, plumbed for washing machine, space for under the counter fridge, tiled splash back and fully tiled floor, spotlights, electric radiator.

BEDROOM: 3.48m x 2.97m (11'5" x 9'9") Double glazed window to rear, fully fitted carpet, electric radiator.

BATHROOM: 1.85m x 1.70m (6'1" x 5'7") Double glazed frosted window to side, shower cubicle, wash hand basin with cabinet, low level w.c., tiled splash back and fully tiled floor.



Ground Floor



First Floor



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



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.

Leasehold Information

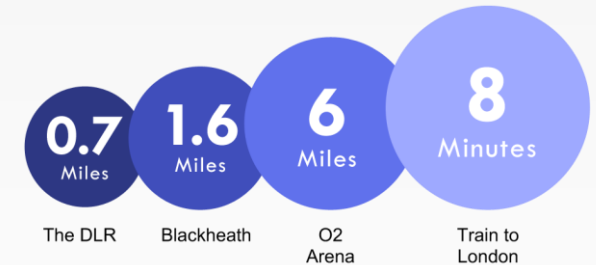
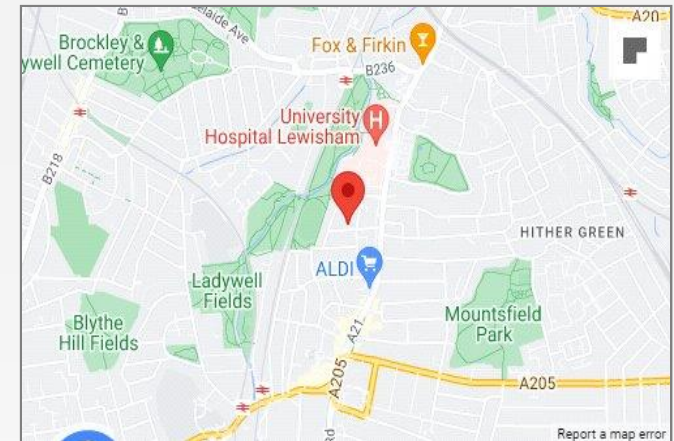
Time remaining on lease: 105 years *
Service Charge: £483 per year *
Ground Rent: £10 per year *
(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band B (£1,585.09 pa)
EPC Rating: E

Property Location

Felday Road, Lewisham, London, SE13 7HJ



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

FOR MORE INFORMATION
CONTACT US TODAY.

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