



Felday Road | Lewisham, London, SE13 7HQ



Guide Price £375,00 - £400,000

Leasehold

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Felday Road, Lewisham

Stunning two-bedroom, ground floor period converted garden flat located in popular Ladywell. The accommodation offers private entrance, spacious entrance hall, bright reception/diner, separate kitchen, family bathroom with shower over bath, two bedrooms and south-facing garden. Well located for all local amenities and excellent transportation links into the City.

Property Features

- Two bedroom ground floor flat
- Period conversion
- Modern kitchen and bathroom
- Private rear garden
- Close to local amenities and parks
- Walking distance to transport links
- Total floor area: 61m²= 657ft² (guidance only)



Interior

ENTRANCE HALL: Entrance door, wood floor, built in storage cupboards, access to all rooms.

RECEPTION ROOM: 5.73m x 3.92m (18'10" x 12'10") Three double glazed windows to front, wood floor, spotlights, two radiators.

KITCHEN: 3.03m x 2.94m (9'11" x 9'8") Double glazed window to side and door to garden, range of wall and base units, integrated gas hob and electric oven, plumbed for washing machine, stainless steel sink unit with mixer tap, tiled splash back, spotlights, vinyl flooring, radiator.

BEDROOM 1: 3.78m x 3.56m (12'5" x 11'8") Double glazed door to rear garden, two built in wardrobes, fully fitted carpet, spotlights, radiator.

BEDROOM 2: 2.70m x 2.39m (8'10" x 7'10") Double glazed bay window to side, wood floor, radiator, spotlights.

BATHROOM: Double glazed window to side, panel enclosed bath with shower attachment and glass shower screen, extractor fan, pedestal wash hand basin, low level WC, partly tiled walls and fully tiled floor, heated towel rail, spotlights.

Exterior

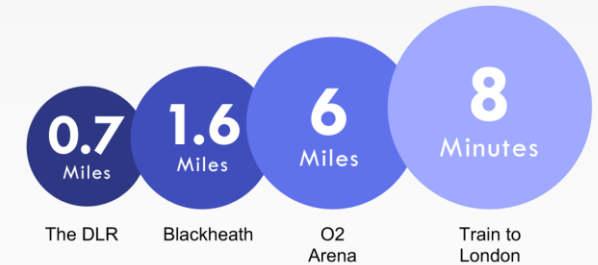
GARDEN: 7.52m x 2.43m (24'8" x 8') Decked patio area.





Property Location

Felday Road, Lewisham, London, SE13 7HQ



*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.

Leasehold Information

Lease Term: approx. 104 years*

Service Charge: Ad Hoc*

Ground Rent: £50 per year*

(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band B (£1,498.20 pa)

EPC Rating: E

FOR MORE INFORMATION
CONTACT US TODAY.

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