



Cambridge Drive | Lee Green, London, SE12 8AG



Guide Price £425,000 - £450,000

Leasehold

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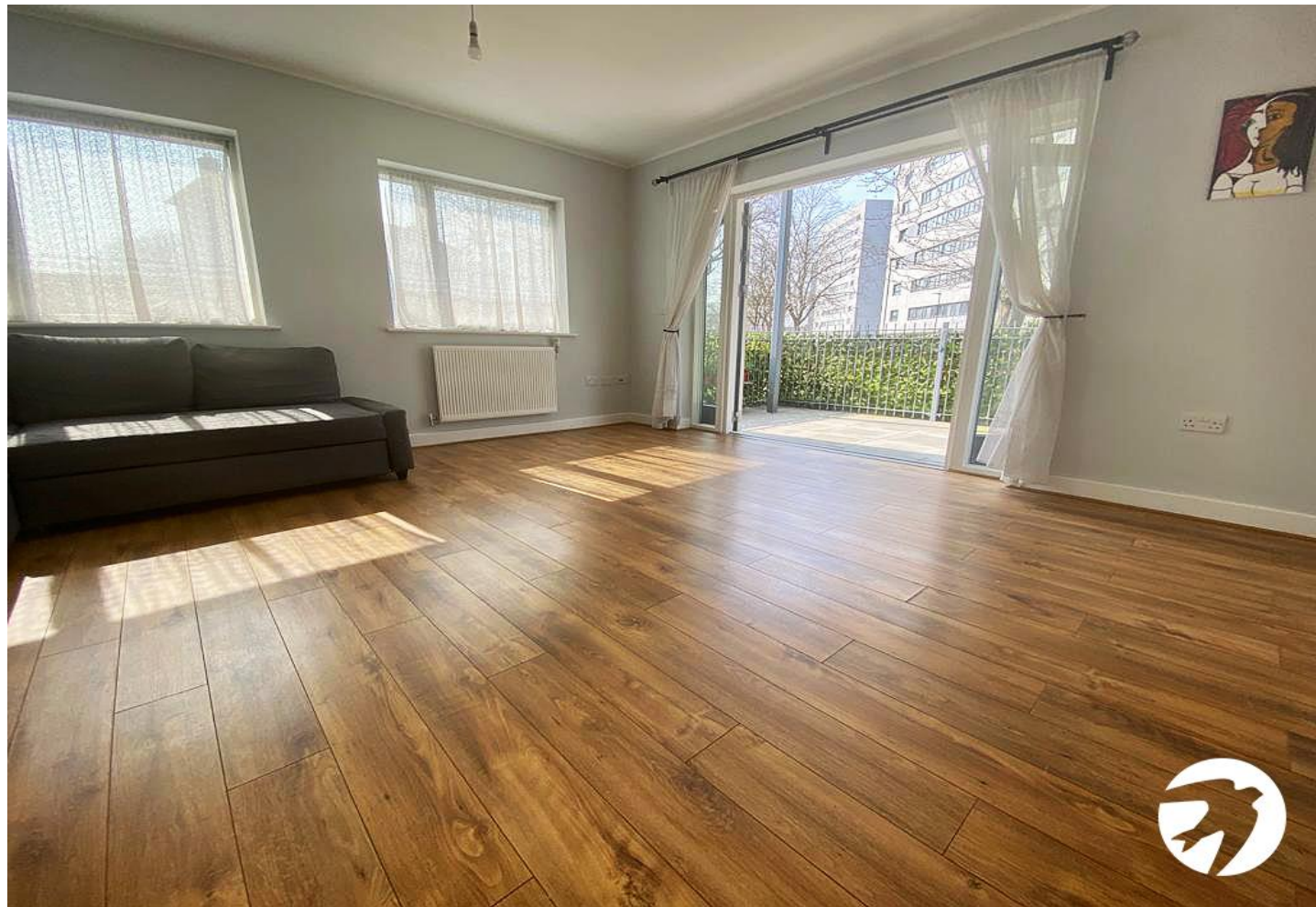


## Cambridge Drive, Lee Green

Beautifully presented two double bedroom ground floor flat with large private terrace, 4 years of NHBC to run, excellent location and transport links. The property comprises spacious hallway, reception with space for dining and access to full width private terrace, bathroom with large walk in shower, fitted kitchen with integrated appliances, two double bedrooms. NO ONWARD CHAIN.

### Property Features

- Two bedroom ground floor flat
- Fully fitted kitchen with built in appliances
- Private patio
- Bike shed
- Allocated parking space
- Close to local amenities, schools and parks
- Walking distance to Lee Train Station
- Total floor area: 70m<sup>2</sup> = 753ft<sup>2</sup> (guidance only)



## Interior

**ENTRANCE HALL:** Entrance door, video entry phone system, laminated wood floor, built in three storage cupboards, double panel radiator.

**RECEPTION ROOM:** 4.71m x 4.57m (15'5" x 15') Two triple glazed windows, and double glazed double door to private patio, laminated wood floor, two double panel radiators.

**KITCHEN:** 3.12m x 2.44m (10'3" x 8') Triple glazed window, range of modern white wall and base units, integrated gas hob and extractor hood over, integrated electric oven, space for dish washer, plumbed for washing machine, stainless steel sink unit with mixer tap, built in fridge and freezer, tiled floor, electric heater, spot lights.

**BEDROOM 1:** 4.22m x 2.84m (13'10" x 9'4") Two triple glazed windows, laminated wood floor, double panel radiator, built in wardrobe.

**BEDROOM 2:** 4.96m x 2.74m (16'3" x 9') Triple glazed window, laminated wood floor, double panel radiator.

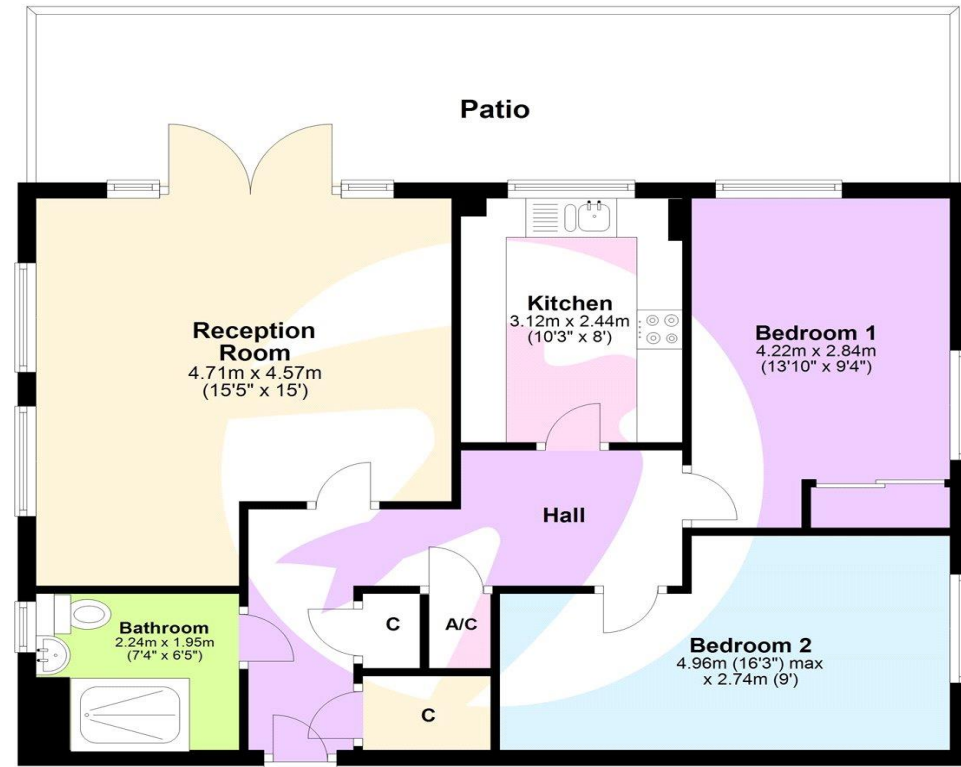
**BATHROOM:** 2.24m x 1.95m (7'4" x 6'5") Triple glazed frosted window, walk in shower, wash hand basin, low level WC, tiled splash back and fully tiled floor, heated towel rail, extractor fan, spot lights.

## Exterior

**PATIO:** Paved.

Allocated parking space and shared bike shed.

## Ground Floor







## 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.

## Leasehold Information

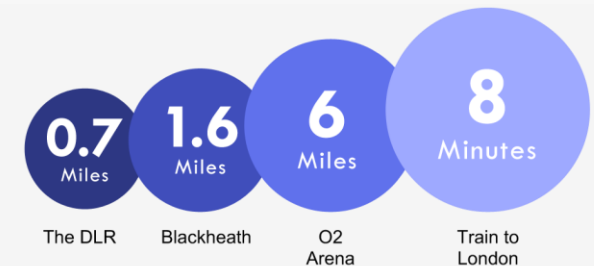
Lease Term: 119 years\*  
 Service Charge: £1,250 per year\*  
 Ground Rent: £250 per year\*  
 (\*to be verified by Vendors Solicitor)

## Other Information

Local Authority: London Borough of Lewisham  
 Council Tax: Band C (£1,712.24 pa)  
 EPC Rating: B

## Property Location

Cambridge Drive, Lee Green, London, SE12 8AG



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

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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