



George Lane
London
SE13 6HW
Leasehold

Large one bedroom conversion flat situated in a quiet residential street close to excellent transport links. This spacious flat is located on a 2nd floor of a large Victorian house, the property briefly comprises an open plan kitchen/reception, double bedroom and bathroom. NO ONWARD CHAIN.



Council Tax: C
EPC Rating: D

Guide Price £225,000 - £250,000

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Floor Plan



FOR MORE INFORMATION
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Interior

ENTRANCE HALL: Entrance door, laminated wood floor, access to all rooms.

RECEPTION ROOM / KITCHEN: 6.37m x 4.59m (20'11" x 15'1")
Two Velux windows, laminated wood floor, two radiators, open to kitchen, range of wall and base units, integrated gas hob and electric oven, sink unit with mixer tap, space for free standing fridge freezer, plumbed for washing machine, wall mounted boiler, tiled splash back.

BEDROOM: 4.47m x 3.89m (14'8" x 12'9") Double glazed window, laminated wood floor, radiator, access to bathroom.

BATHROOM: Velux window, panel enclosed bath with shower attachment, pedestal wash hand basin, low level WC, tiled splash back and tiled floor.

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: Approx. 80 years*

Ground Rent: £100 Per Annum*

Service Charge: £300 Per Annum *

(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,712.24 pa)

EPC Rating: D

Property Features

- One bedroom second floor flat
- Open plan living
- Communal Garden
- Close to public transport and local amenities
- Chain Free
- Total floor area: 44m²= 474ft² (guidance only)