



Lee High Road | Lewisham, London, SE13 5LF



Guide Price £325,000 - £350,000

Leasehold

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Lee High Road, Lewisham

Two bedroom purpose built flat situated in the heart of Lewisham town centre. The accommodation comprises as follows; entrance hallway, two double bedrooms, bathroom, and open plan reception room/kitchen. Someone who requires some outside space will appreciate the two balconies accessible from the reception room. The flat benefits from full double glazing and gas central heating. Ideally positioned for transport links as the mainline station and the Docklands Light Railway are both within striking distance making this not only an ideal purchase for the busy commuter but also a viable buy to let investment.



Interior

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

RECEPTION ROOM / KITCHEN: 6.53m x 2.99m (21'5" x 9'10") Double glazed window to side, double glazed windows and doors to balcony, laminated wood floor, radiator, open to kitchen, range of wall and base units, integrated gas hob and electric oven, extractor hood, stainless steel sink unit with mixer tap, plumbed for washing machine and dishwasher, space for fridge freezer, tiled floor in kitchen area, spot lights.

BEDROOM 1: 3.07m x 2.90m (10'1" x 9'6") Double glazed window, fully fitted carpet, radiator, built in wardrobe.

BEDROOM 2: 3.04m x 2.45m (10' x 8') Double glazed window, fully fitted carpet, radiator.

BATHROOM: 2.36m x 1.85m (7'9" x 6'1") Panel enclosed bath with shower glass scree and shower over, pedestal wash hand basin, low level WC, tiled walls and floor, spot lights, heated towel rail.

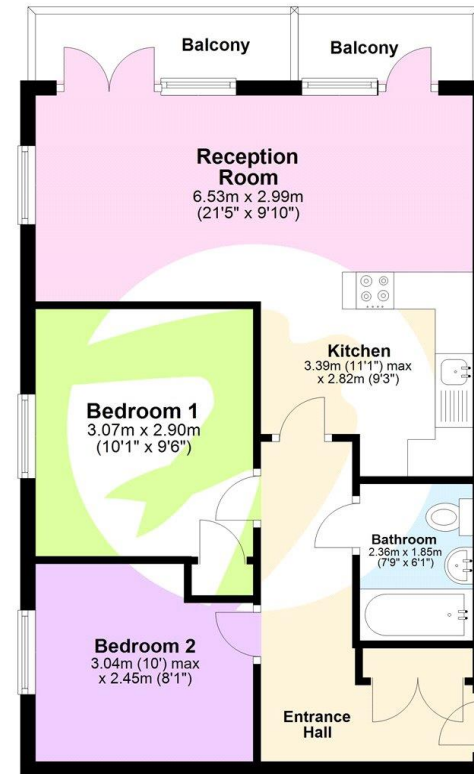
Exterior

BALCONY: Two balconies to rear.

Property Features

- Open plan living
- Fitted kitchen and bathroom
- Two balconies
- Close to Lewisham Shopping Centre
- Short walk to Lewisham train and DLR station
- Total floor area: 51m² = 624 ft²

Floor Plan





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

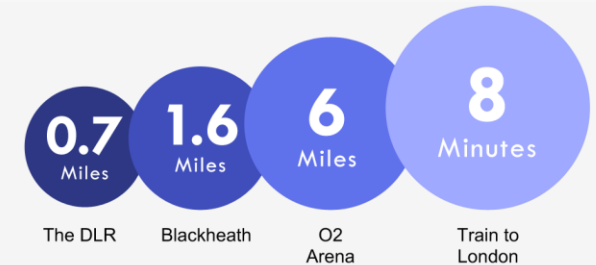
Lease Term: 81 years*
Service Charge: £2,286 pa*
Ground Rent: TBC*
(*to be verified by Vendors Solicitor)

Additional Information

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

Property Location

Lee High Road, Lewisham, London, SE13 5LF



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

FOR MORE INFORMATION
CONTACT US TODAY.

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