



Walerand Road | London, SE13 7PQ



Asking Price £350,000

Leasehold

**ROBINSON-JACKSON**  
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## Walerand Road, London

Spacious two bedroom ground floor flat ideally located within walking distance of Lewisham station/DLR and the extremely popular Blackheath. This well-presented property comprises of entrance hall with ample storage, large open plan kitchen/reception with space for dining, two double bedrooms, bathroom with white suite and shower over bath. Further benefits are communal grounds and no onward chain.

### Property Features

- Council Tax: C and EPC Rating: C
- Two bedroom flat
- Open plan
- Ample storage
- Double glazed and gas central heating
- Residents's car park
- Close to local amenities and transport links
- Total floor area: 53m<sup>2</sup> = 570ft<sup>2</sup> (guidance only)



## Interior

**ENTRANCE HALL:** Entrance door, wood floor, entry phone system, built in storage and utility cupboard with plumbing for washing machine, access to all rooms.

**RECEPTION ROOM:** 5.50m x 4.36m (18'1" x 14'4") Double glazed window to front, wood floor, radiator, access to kitchen.

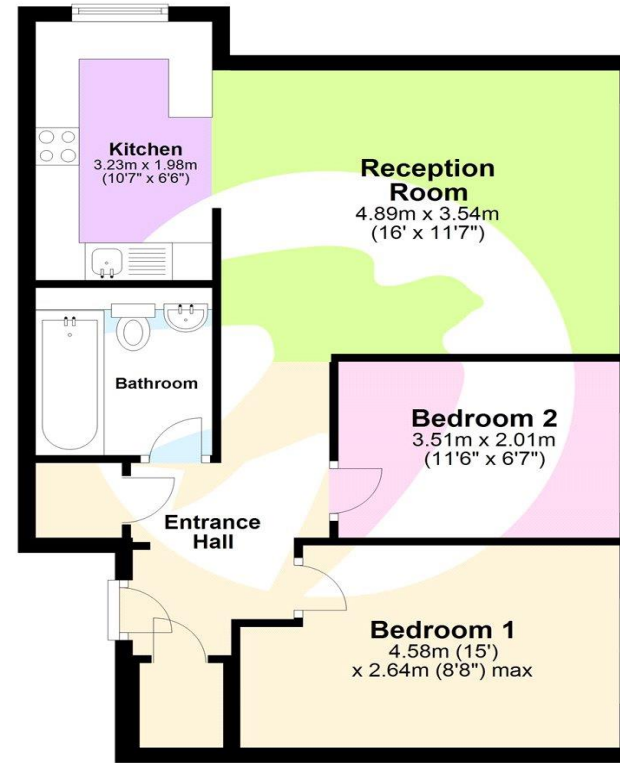
**KITCHEN:** 3.61m x 1.83m (11'10" x 6') Double glazed window to side, range of wall and base units, integrated gas hob and electric oven, extractor hood, stainless steel sink unit with mixer tap, space for fridge, freezer and dishwasher, breakfast bar, tiled splash back and fully tiled floor.

**BEDROOM 1:** 3.89m x 2.69m (12'9" x 8'10") Double glazed window to front, wood floor, radiator.

**BEDROOM 2:** 3.58m x 2.00m (11'9" x 6'7") Double glazed window to front, wood floor, radiator.

**BATHROOM:** Panel enclosed bath with rain shower over and glass shower screen, wash hand basin, low level WC, partly tiled walls and fully tiled floor.

Ground 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

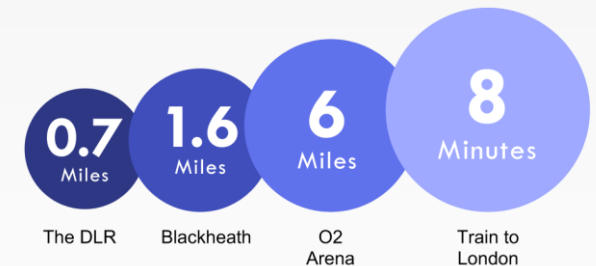
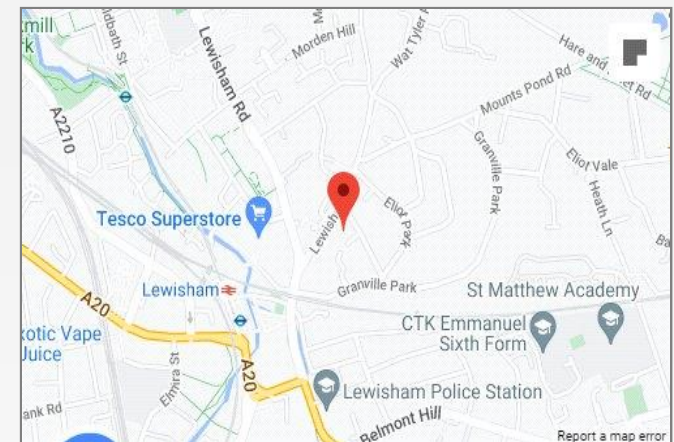
Time remaining on lease: Approx. 150 years \*  
Ground Rent: £62 Per Annum \*  
Building Insurance: £594 per Annum\*  
Service Charge: £1,036 Per Annum \*  
(\*to be verified by Vendors Solicitor)

## Other Information

Local Authority: London Borough of Lewisham  
Council Tax: Band C (£1,615 pa)

## Property Location

Walerand Road, London, SE13 7PQ



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

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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