



Lyme Farm Road | London, SE12 8JH



Guide Price £325,000 - £350,000

Leasehold

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Lyme Farm Road, London

Spacious two bedroom split level purpose built maisonette situated on a quiet tree lined residential street. This fantastic property briefly comprises private entrance, bright open plan reception/diner, separate kitchen, two double bedrooms with ample storage and family bathroom with shower over bath.

Property Features

- Two bedroom flat
- Split level (first and second floor)
- Double glazed and gas central heating
- Close to local parks and schools
- Walking distance to transport links
- Total floor area: 89m²= 958ft² (guidance only)



Interior

ENTRANCE HALL: Entrance door, stairs to first floor.

RECEPTION ROOM: 5.22m x 4.09m (17'2" x 13'5") Two double glazed windows, stairs to upper floor, laminated wood floor, radiator, open to dining room.

KITCHEN: 3.00m x 2.38m (9'10" x 7'10") Double glazed window, range of wall and base units, integrated gas hob and electric oven, extractor hood, sink unit with mixer tap, space for dish washer and tumble dryer, plumbed for washing machine, space for fridge freezer and tumble dryer, built in slimline dishwasher, tiled walls, and vinyl floor, open to dining room.

DINING ROOM: 3.02m x 2.79m (9'11" x 9'2") Double glazed window, laminated wood floor, radiator, open to reception room.

LANDING: Laminated wood floor, loft access, access to bedrooms and bathroom.

BEDROOM 1: 4.09m x 3.61m (13'5" x 11'10") Double glazed window, laminated wood floor, radiator, built in wardrobe.

BEDROOM 2: 3.61m x 2.69m (11'10" x 8'10") Double glazed window, laminated wood floor, built in wardrobe, radiator.

BATHROOM: 2.49m x 2.39m (8'2" x 7'10") Double glazed window, panel enclosed bath with shower attachment and rain shower, wash hand basin, low level WC, tiled walls, and floor.

Additional Information

Local Authority: Royal Borough of Greenwich

Council Tax: Band C (£1,706.98 pa)

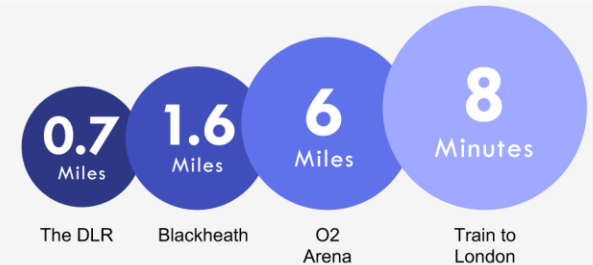
EPC Rating: TBC





Property Location

Lyme Farm Road, London, SE12 8JH



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

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

Length of Lease: 149 Years from 25th Mar 1959*

Time remaining on lease: Approx. 83 Years*

Service Charge: N/A *

Ground Rent: £150 per Year *

(*to be verified by Vendors Solicitor)

FOR MORE INFORMATION
CONTACT US TODAY.

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