



Nectarine Way  
Lewisham  
SE13 7LX  
Leasehold

Spacious three bedroom split level purpose built maisonette situated within easy walking distance of Lewisham DLR and the High Street. This delightful property comprises a large reception with space for dining, kitchen, the first floor offers three bedrooms and a family bathroom.



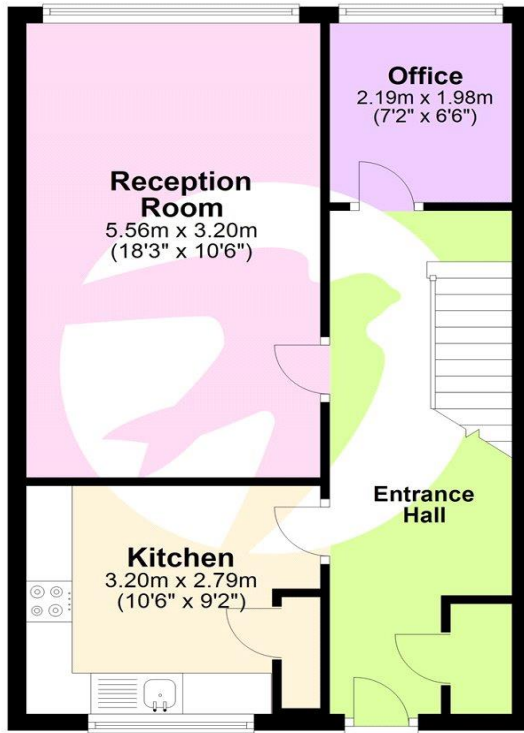
Guide Price £325,000 - £350,000

Council Tax: C  
EPC Rating: TBC

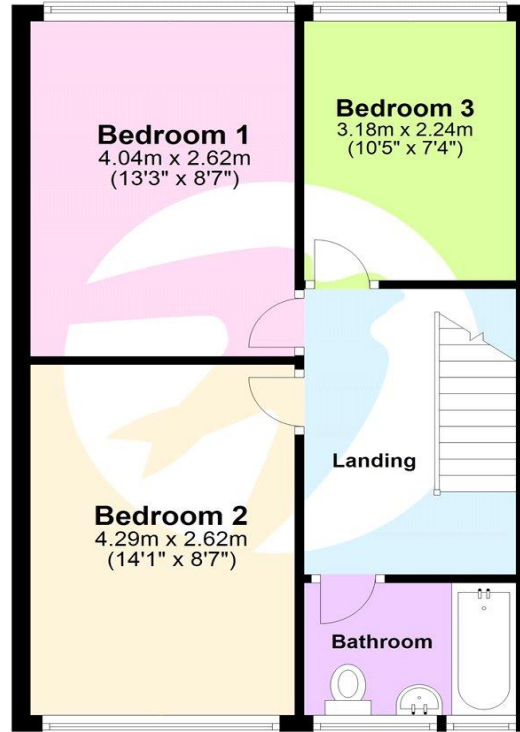
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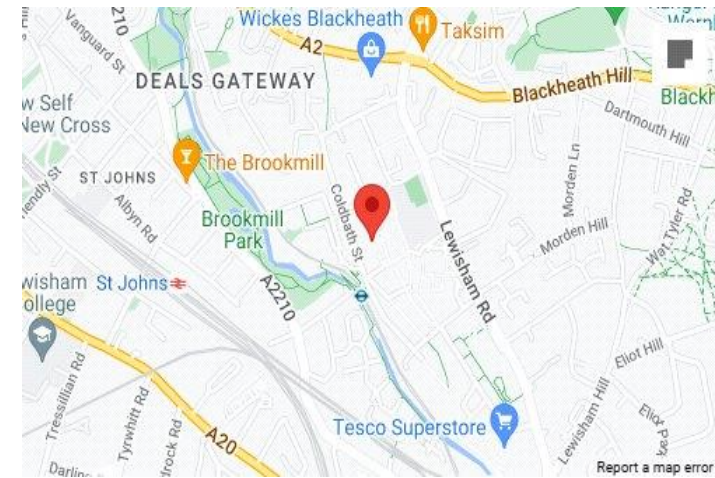
## Second Floor



## Third Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.



FOR MORE INFORMATION  
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## Interior

**ENTRANCE HALL:** Entrance door, laminate flooring, stairs to upper floor landing, access to reception room, office and kitchen.

**RECEPTION ROOM:** 5.56m x 3.20m (18'3" x 10'6") Double glazed window to rear, laminate flooring, covings, radiator.

**KITCHEN:** 3.20m x 2.79m (10'6" x 9'2") Double glazed window to front, range of wall and base units, integrated electric oven and gas hob with extractor hood over, stainless steel sink unit with mixer tap, double panel radiator, laminate flooring, tiled splash back, plumbed for washing machine and space for fridge freezer.

**OFFICE:** 2.19m x 1.98m (7'2" x 6'6") Double glazed window to rear, laminate flooring.

**LANDING:** Laminate flooring, access to all bedrooms and bathroom.

**BEDROOM 1:** 4.04m x 2.62m (13'3" x 8'7") Double glazed window to rear, laminate flooring, radiator, covings.

**BEDROOM 2:** 4.29m x 2.62m (14'1" x 8'7") Double glazed window to front, laminate flooring, radiator, covings.

**BEDROOM 3:** 3.18m x 2.24m (10'5" x 7'4") Double glazed window to rear, laminate flooring, radiator, covings.

**BATHROOM:** Double glazed window to front, panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., radiator, tiled walls and 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: 99 years\* / Service Charge: TBC \* / Ground Rent: £10 per year\* (\*to be verified by Vendors Solicitor)

## Additional Information

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