



Clarendon Rise | London, SE13 5ES



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Guide Price £325,000

Leasehold

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Clarendon Rise, London

Situated close to the heart of Lewisham is this beautifully decorated and immaculate two bedroom ground floor flat. The property boasts recently fitted kitchen with integrated appliances and bathroom as well as communal off street parking.

The property also boasts Parquet flooring and built in storage through-out, plantation shutters and communal gardens.

Property Features

- Two bedroom flat
- Modern kitchen and bathroom
- Double glazed
- Residents' car park
- Walking distance to transport links
- Close to Lewisham Shopping Centre
- Total floor area: 46m²= 495ft² (guidance only)



Interior

ENTRANCE HALL: Entrance door, built in storage, parquet wood flooring, access to all rooms.

RECEPTION ROOM: 4.28m x 2.29m (14'1" x 7'6")
Double glazed window to rear, parquet wood floor, radiator.

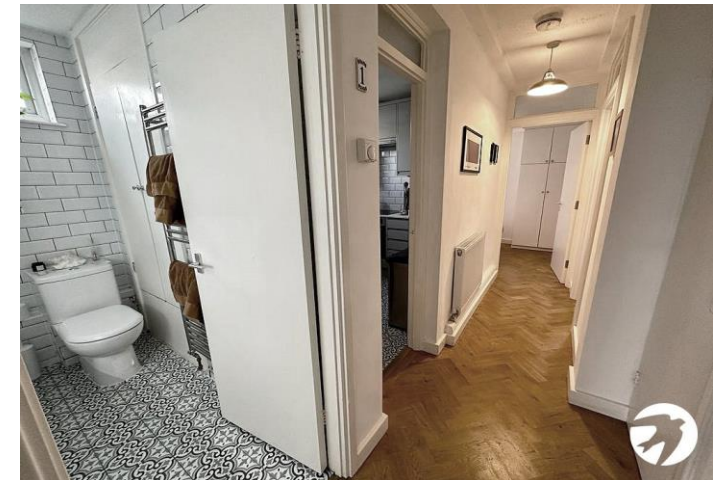
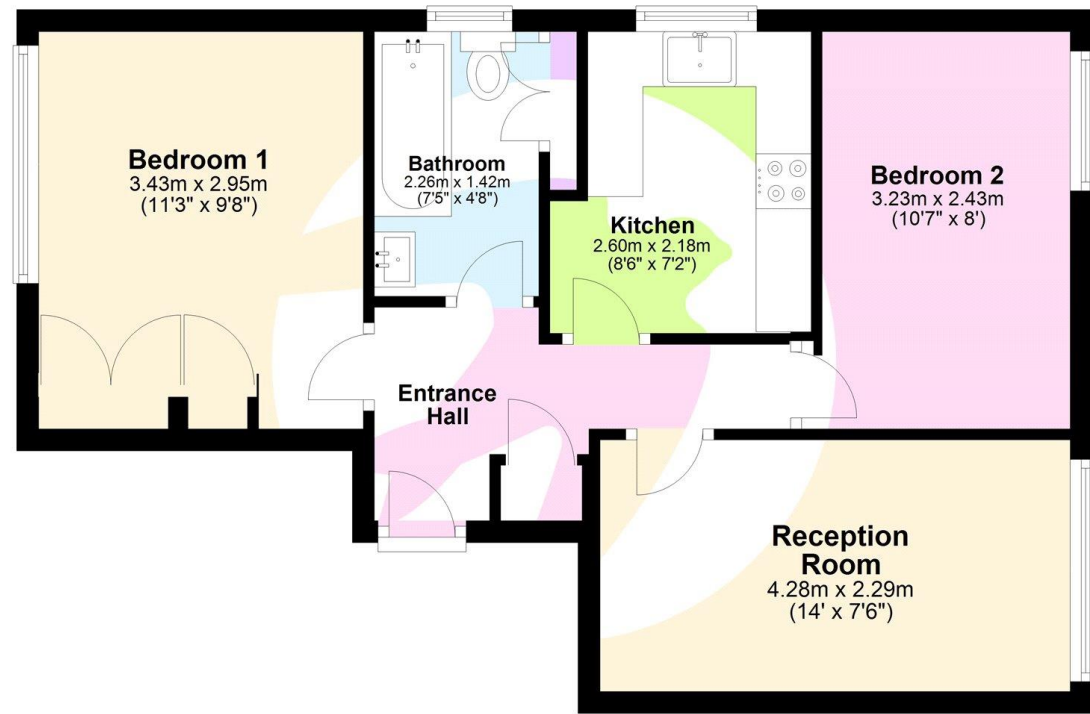
KITCHEN: 2.60m x 2.18m (8'6" x 7'2") Double glazed window to side, range of modern wall and base units, integrated hob and oven, extractor fan, sink unit with mixer tap, integrated fridge freezer and microwave, built in washing machine and dish washer, tiled splash back and fully tiled floor.

BEDROOM 1: 3.43m x 2.95m (11'3" x 9'8") Double glazed window to front, parquet wood flooring, built in wardrobe, radiator.

BEDROOM 2: 3.23m x 2.43m (10'7" x 8') Double glazed window to rear, parquet wood floor, radiator.

BATHROOM: 2.26m x 1.42m (7'5" x 4'8") Double glazed window to side, panel enclosed bath with rain shower/shower attachment and glass shower screen, low level WC, wash hand basin with storage below, heated towel rail, built in storage cupboard, tiled walls and floor.

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

Time remaining on lease: 95 years *

Service Charge (include Building Insurance): £1,944 per year *

Ground Rent: £22 per year *

(*to be verified by Vendors Solicitor)

Other Information

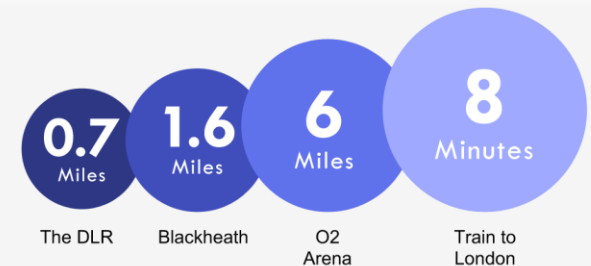
Local Authority: London Borough of Lewisham

Council Tax: Band B (£1,413 pa)

EPC Rating: D

Property Location

Clarendon Rise, London, SE13 5ES



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

**FOR MORE INFORMATION
CONTACT US TODAY.**

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