



Corona Road | London, SE12 9NN



Guide Price £300,000 - £325,000

Leasehold

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## Corona Road, London

Beautifully presented two bedroom ground floor purpose built flat. This lovely flat briefly comprises large reception with space for dining with French Doors giving direct access to private rear garden, modern fitted kitchen with integrated appliances, two bedrooms and a family bathroom, large utility cupboard.

### Property Features

- Two bedroom ground floor flat
- Spacious reception room with direct access to private garden
- Fitted kitchen and bathroom
- Ample storage
- Double glazed and gas central heating
- Close to local parks, schools and amenities
- Walking distance to Lee Train Station
- Total floor area: 57m<sup>2</sup>= 614ft<sup>2</sup> (guidance only)





## Interior

**ENTRANCE HALL:** Entrance door, access to storage.

**HALL:** Entrance door, fully fitted carpet, access to all rooms.

**RECEPTION ROOM:** 5.23m x 3.24m (17'2" x 10'8") Double glazed double door to rear garden and two double glazed windows, fully fitted carpet, radiator, covings.

**KITCHEN:** 3.96m x 1.73m (13' x 5'8") Double glazed window to rear and side, range of wall and base units, integrated electric oven and gas hob with extractor hood over, stainless steel sink unit with mixer tap, wall mounted boiler, space for dish washer and fridge, tiled splash back and floor. radiator.

**BEDROOM 1:** 4.69m x 3.78m (15'5" x 12'5") Double glazed window to rear, fully fitted carpet, radiator, covings.

**BEDROOM 2:** 3.33m x 1.93m (10'11" x 6'4") Double glazed window to rear, fully fitted carpet, radiator, covings.

**BATHROOM:** Panel enclosed bath, electric shower, wash hand basin, low level WC, shower cubicle, extractor fan, built in storage, partly tiled walls and fully tiled floor.

## Exterior

**GARDEN:** 9.98m x 8.86m (32'9" x 29'1") Paved patio area, laid to lawn, garden shed, various plants and shrubs.

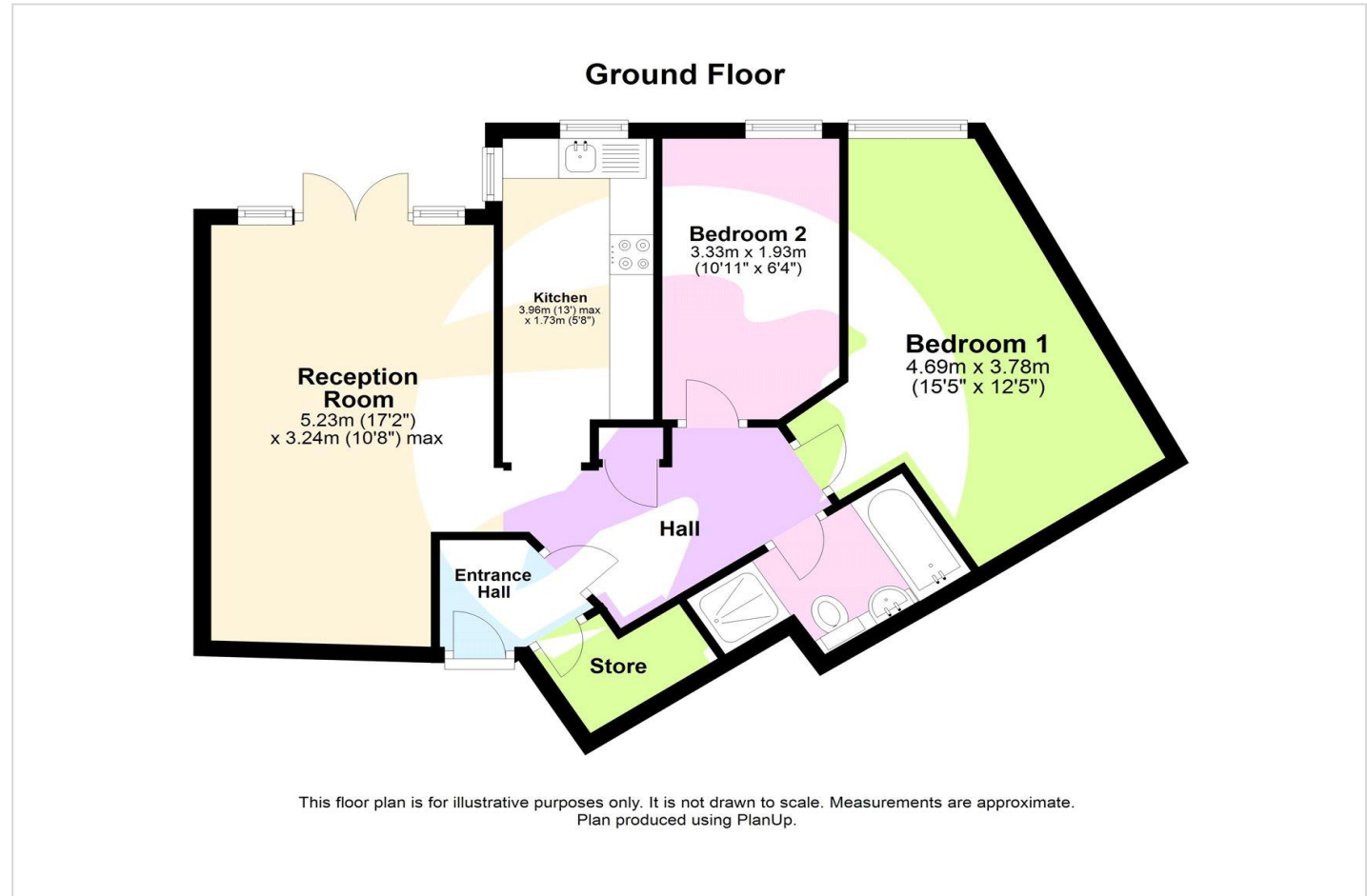
## Leasehold Information

Time remaining on lease: 92 years \*

Service Charge: £2,071.51 per year\*

Ground Rent: £10 per year\*

(\*to be verified by Vendors Solicitor)

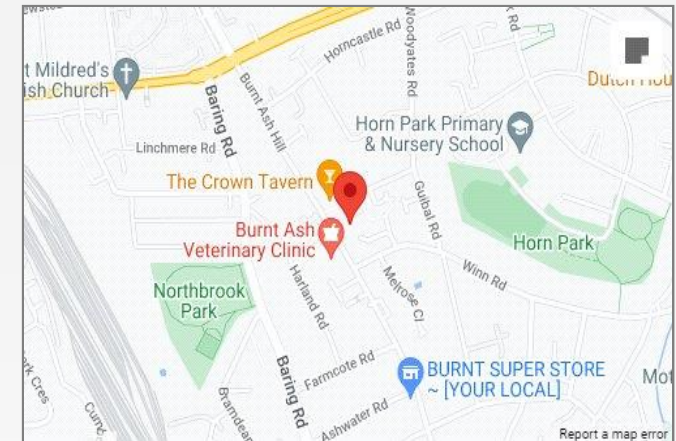






## Property Location

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## 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.

## Additional Information

Local Authority: **London Borough of Lewisham** / Council Tax: **Band B** (£1,498.20 pa) / EPC Rating: **C**

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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