



Burnt Ash Hill | London, SE12 0AF



Asking Price £270,000

Leasehold

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## Burnt Ash Hill, London

Very spacious two-bedroom purpose built apartment located on the second floor of this popular development, in good condition throughout.

The property comprises of entrance hall with built in storage cupboard, large reception room with space for dining, separate kitchen, bathroom and two good sized bedrooms. Further benefits include secure entry system, off street parking & large communal garden.

Ideally located a short distance to Lee train station and local amenities.

### Property Features

- Two bedroom flat
- Spacious reception room
- Kitchen with space for dining
- Off street parking
- Communal gardens
- Great location for transport links
- Close to local amenities
- Total floor area: 72m<sup>2</sup>= 775ft<sup>2</sup> (guidance only)



## Interior

**ENTRANCE HALL:** Entrance door, storage cupboard with meters, parquet floor, entry phone system.

**RECEPTION ROOM:** 5.72m x 3.43m (18'9" x 11'3") Double glazed window to rear, electric radiator, fully fitted carpet, access to kitchen.

**KITCHEN:** 4.72m x 3.05m (15'6" x 10') Double glazed window to side, window to rear, wall and base units with work tops over, space for cooker and fridge freezer, plumbed for washing machine, stainless steel sink unit, vinyl floor.

**BEDROOM 1:** 3.56m x 3.05m (11'8" x 10') Double glazed window to front, built in wardrobe, electric radiator.

**BEDROOM 2:** 3.50m x 2.34m (11'6" x 7'8") Double glazed window to front, electric radiator, built in wardrobe.

**BATHROOM:** Double glazed frosted window to side, panelled bath, wash hand basin, low level w.c., built in linen cupboard.

## Leasehold Information

Time remaining on lease: 148 years \*

Service Charge: TBC \*

Ground Rent: TBC \*

(\*to be verified by Vendors Solicitor)

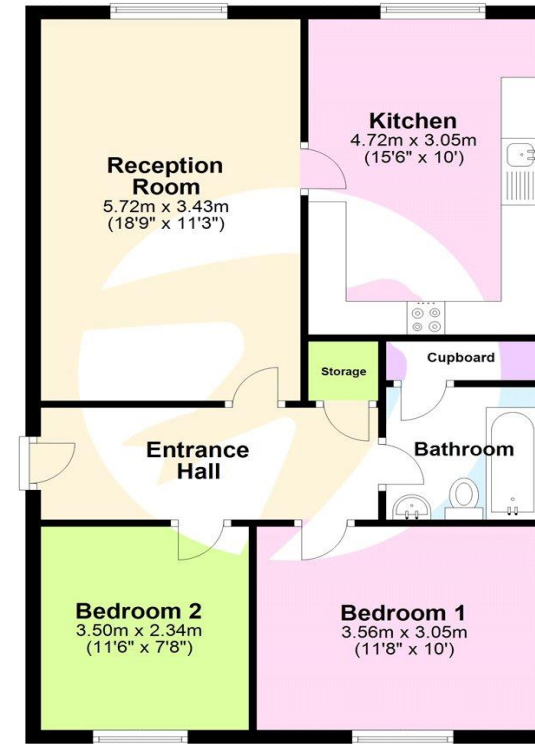
## Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,712.24 pa)

EPC Rating: TBC

## Second Floor



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

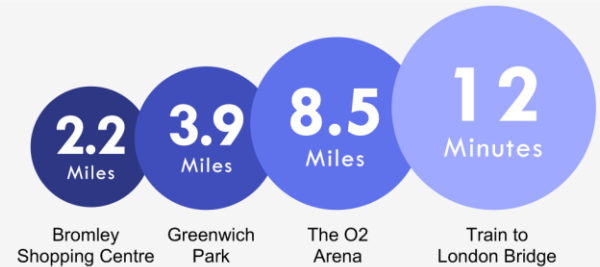






## Property Location

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\*All distances from SE12 9TJ postcode. Train time from Grove Park 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.

FOR MORE INFORMATION  
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