



Granville Park | London, SE13 7DU



Guide Price £166,250

Leasehold

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Granville Park, London

Stunning 2 bedroom 2 bathroom penthouse apartment within a small modern block, wrap around balcony access from reception and both bedrooms, DLR access from reception and both bedrooms, DLR across the road, early viewing recommended.

Property Features

- Two bedroom flat
- Open plan living
- Two bathrooms
- Balcony
- Close to Lewisham Shopping Centre
- Walking distance to Lewisham Train/DLR Station
- Total floor area: 74m²= 797ft² (guidance only)

***The current owners are selling a 35% share of the property, although a new buyer could buy 100% should they desire. The 35% share is £166,250 and the 100% market value is £475,000. Monthly Rent (35% shared ownership basis only) - TBC**



Interior

ENTRANCE HALL: Entrance door, built in storage, wood floor, spotlights, access to all rooms.

RECEPTION ROOM: 4.31m x 4.24m (14'2" x 13'11")
Double glazed floor to ceiling window and French doors to balcony, wood floor, two double panel radiators, open to kitchen.

KITCHEN: 2.91m x 2.61m (9'7" x 8'7") Double glazed French doors to balcony, range of wall and base units, integrated fridge and freezer, plumbed for wash machine, integrated electric hob and gas hob with extractor hood over, sink unit with mixer tap, spotlights, wood floor.

BEDROOM 1: 4.43m x 3.60m (14'6" x 11'10") Double glazed French doors to balcony, built in wardrobe, fully fitted carpet, double panel radiator, access to en suite.

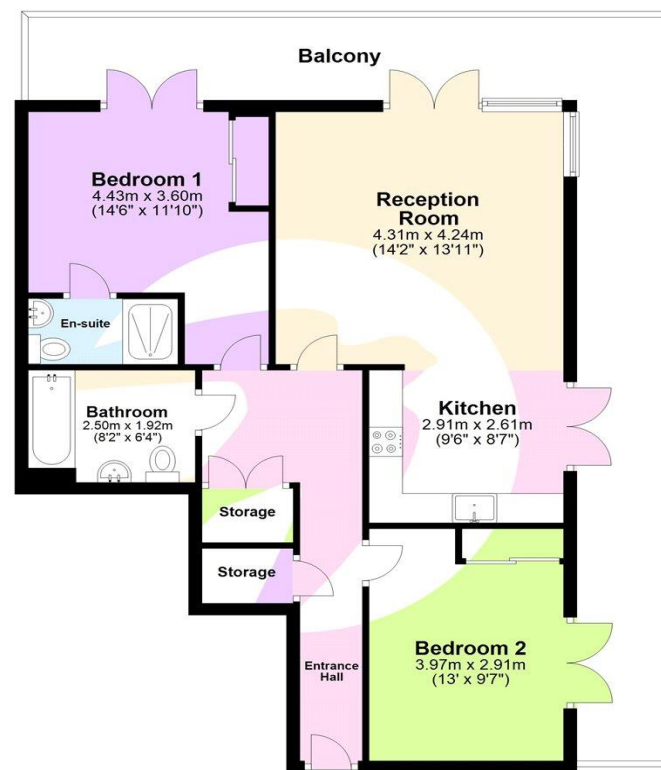
EN SUITE: Shower cubicle, low level w.c., pedestal wash hand basin, partly tiled walls and fully tiled floor, spotlights, heated towel rail.

BEDROOM 2: 3.97m x 2.91m (13' x 9'7") Double glazed French doors to balcony, fully fitted carpet, built in wardrobe, double panel radiator.

BATHROOM: 2.50m x 1.92m (8'2" x 6'4") Panel enclosed bath with shower attachment and glass shower screen, wash hand basin, low level w.c., partly tiled walls and fully tiled floor, heated towel rail, spotlights.

BALCONY: Wrap around, decked.

Floor Plan



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





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

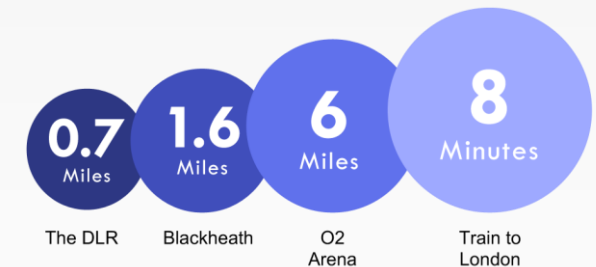
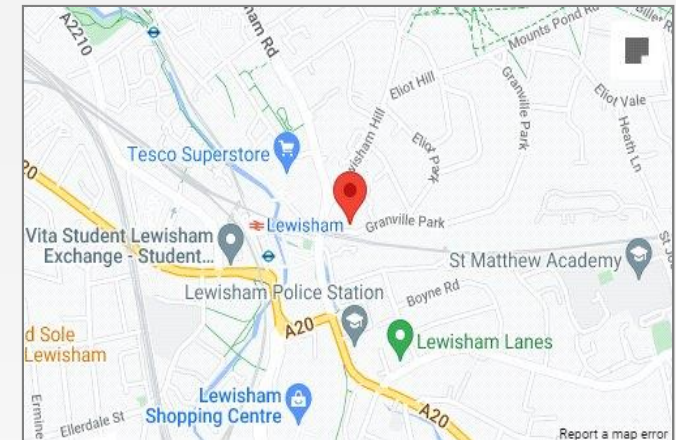
Time remaining on lease: 118 years *
Service Charge: TBC *
Ground Rent: TBC *
(*to be verified by Vendors Solicitor)

Additional Information

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

Property Location

Granville Park, London, SE13 7DU



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

**FOR MORE INFORMATION
CONTACT US TODAY.**

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