



Birdwood Avenue | London, SE13 6UR



Guide Price £350,000 - £375,000

Leasehold

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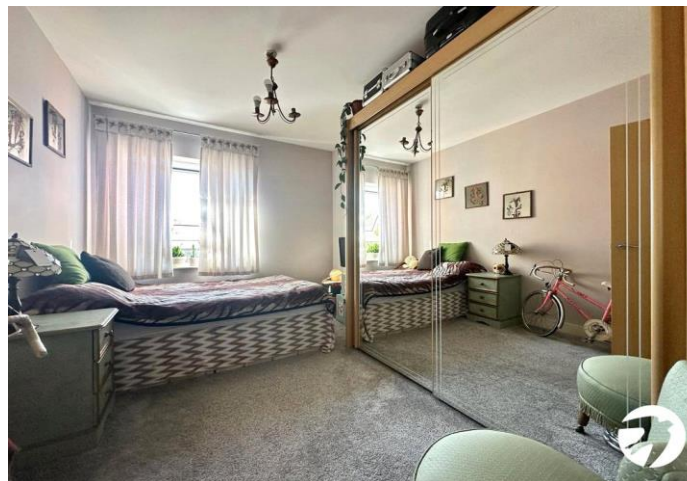


# Birdwood Avenue, London

Nicely presented two bedroom, two bathroom apartment located on the 3rd floor of this modern block within the popular Meridien south development, with Hither Green station close by. This lovely property briefly comprises hallway with good storage, open plan reception with Juliette balcony opening to kitchen with integrated appliances, two double bedrooms, one with ensuite shower, family bathroom. NO ONWARD CHAIN.

## Property Features

- Two bedroom flat
- Open plan Kitchen/Reception Room
- Two bathrooms
- Ample storage
- Allocated parking space
- Close to Hither Green Train Station and local amenities
- Total floor area: 70m<sup>2</sup>= 753ft<sup>2</sup> (guidance only)





## Interior

**ENTRANCE HALL:** Entrance door, laminated wood floor, two built in storages, entry phone system, access to all rooms.

**RECEPTION ROOM:** 4.95m x 3.50m (16'3" x 11'6")

Double glazed French doors to Juliet balcony, laminated wood floor, electric radiator, spotlights, open to kitchen.

**KITCHEN:** 3.17m x 2.14m (10'5" x 7') Range of wall and base units, integrated electric oven and hob with extractor hood over, sink unit with mixer tap, plumbed for washing integrated washing machine and fridge freezer, tiled floor, spotlights.

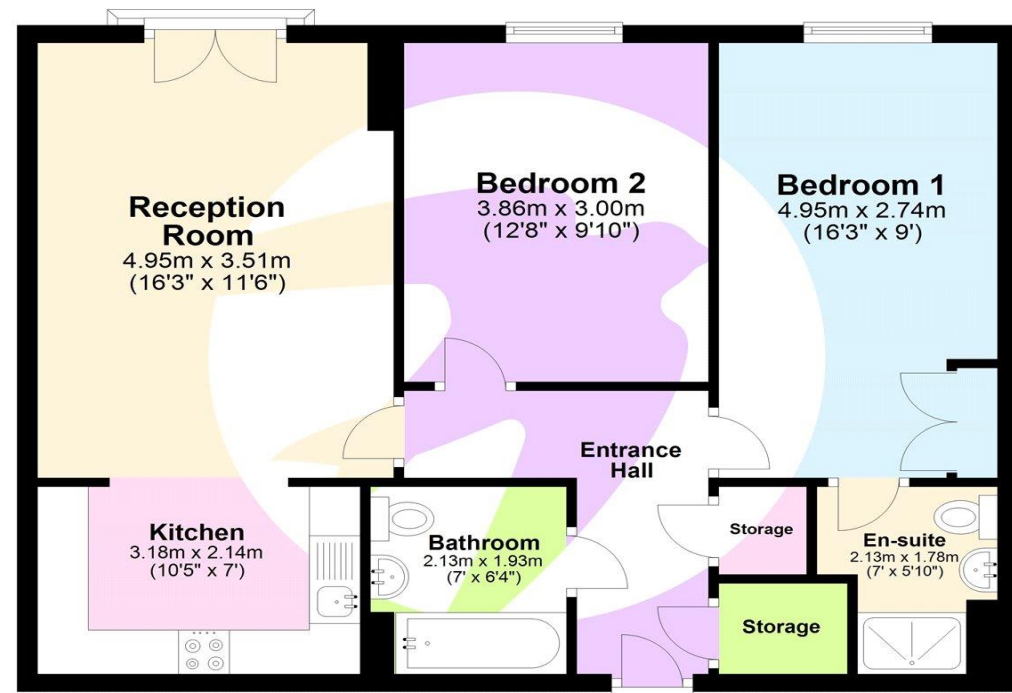
**BEDROOM 1:** 4.95m x 2.74m (16'3" x 9') Double glazed sliding doors to patio, laminated wood floor, built in wardrobe, electric radiator, access to en suite.

**EN SUITE:** 2.13m x 1.78m (7' x 5'10") Double shower cubicle, low level WC, pedestal wash hand basin, partly tiled walls and fully tiled floor, heated towel rail, spotlights.

**BEDROOM 2:** 3.86m x 3.00m (12'8" x 9'10") Double glazed window, laminated wood floor, electric radiator.

**BATHROOM:** 2.13m x 1.93m (7' x 6'4") Panel enclosed bath with shower attachment and glass shower screen, pedestal wash hand basin, low level WC, partly tiled walls and fully tiled floor, heated towel rail, spotlights.

## Third Floor



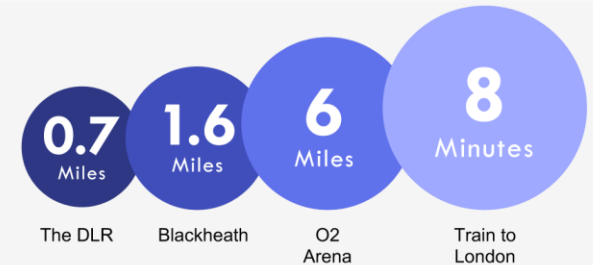
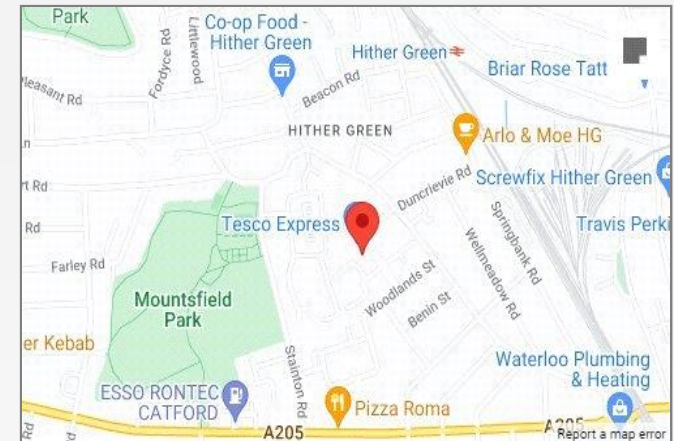
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





## Property Location

Birdwood Avenue, London, SE13 6UR



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

## Location

The property is located in the ever-popular leafy Hither Green area famous for its outstanding primary schools and excellent transport links. Served by three main train lines the area is popular with commuters as journeys to Central London take as little as 10 minutes. Access to Canary Wharf/Bank (via the DLR) is available via Lewisham Station, which can be reached by train in 4 minutes. The property is a stone throw away from Mountsfield Park - one of London's best open spaces and home of the annual People's Day.

## Leasehold Information

Time remaining on lease: 104 years \*  
Service Charge: £2,600 per year \*  
Ground Rent: £200 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

FOR MORE INFORMATION  
CONTACT US TODAY.

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