



Albion Way
Lewisham
SE13 6BT
Leasehold

Nicely presented one bedroom first floor Victorian conversion flat, conveniently located in the centre of Lewisham with excellent transport links with the DLR and overground. NO ONWARD CHAIN.

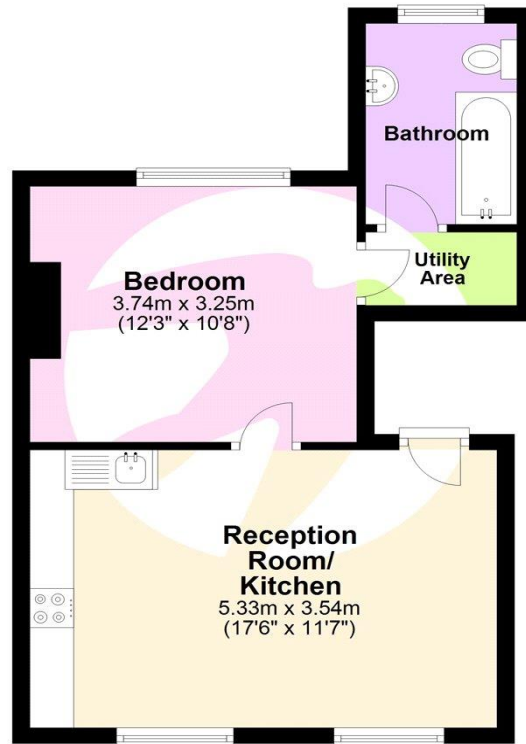


Asking Price £300,000

Council Tax: B
EPC Rating: D

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First Floor



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



FOR MORE INFORMATION
CONTACT US TODAY.

020 8297 8777

Robinson Jackson
27 Lewis Grove,
Lewisham,
London, SE13 6BG

lewisham@robinson-jackson.com



Interior

RECEPTION ROOM / KITCHEN: 5.33m x 3.54m (17'6" x 11'7") Entrance door, two sash windows to front, open plan, fitted carpet in reception room area and laminate floor in kitchen area, two radiators, range of modern wall and base units, integrated gas hob and electric oven, stainless steel sink unit with mixer tap, integrated fridge freezer, access to bedroom.

BEDROOM: 3.73m x 3.25m (12'3" x 10'8") Sash window to rear, fully fitted carpet, radiator, access to utility area.

UTILITY AREA: Built in cupboard housing washing machine, access to bathroom.

BATHROOM: Frosted sash window and small frosted window to rear, panel enclosed bath with glass shower screen and shower over, pedestal wash hand basin, low level w.c., partly tiled walls and vinyl floor, extractor fan.

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: 117 years *

Service Charge: £1,303 per year *

Ground Rent: £300 per year *

(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band B (£1,498.20 pa)

EPC Rating: D