



Clarendon Rise | London, SE13 5ES

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Asking Price £325,000

Share of Freehold

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Clarendon Rise, London

Robinson Jackson are thrilled to present to the market this charming CHAIN FREE Share of Freehold Ground Floor Period Conversion with a private paved and gravel rear garden in the heart of Lewisham. This delightful property with its imposing Victorian exterior, offers a modern stylish living space on the inside, perfect for individuals or couples.

Upon entering, you will immediately notice the modern stylish interior which has been newly decorated throughout. The smart and elegant reception area creates a cosy feel and invites you to kick off your shoes and destress after a hard day's work.

The sleeping accommodation comprises a spacious bedroom overlooking a pretty front garden. The reception is spacious and open plan to the kitchen which lends itself to a large living space.

The view of the private and secluded rear garden can be enjoyed from the comfort of your sofa through large glass sliding doors which almost brings the garden into the interior living space. The kitchen is well-equipped with modern appliances and benefits from an extended breakfast bar.

In summary, this stylish property is in a desirable and convenient location with easy access to local amenities, transport links, and green spaces.

Don't miss out on the opportunity to make this lovely flat your new home.



Interior

ENTRANCE HALL: Entrance door, tiled floor, access to all rooms.

KITCHEN: 3.47m x 2.09m (11'5" x 6'10") Double glazed window to side, range of wall and base units, integrated electric oven and hob with extractor hood over, sink unit with mixer tap, plumbed for washing machine, space for fridge freezer, tiled splash back and tiled floor, radiator, open to reception room.

RECEPTION ROOM: 3.52m x 2.87m (11'7" x 9'5") Double glazed sliding doors to rear, tiled floor, radiator.

BEDROOM: 3.15m x 3.00m (10'4" x 9'10") Two double glazed windows to front, tiled floor, radiator.

BATHROOM: Shower cubicle, low level w.c., wash hand basin, heated towel rail, partly tiled walls.

Exterior

GARDEN: Paved patio area and gravel area, garden storage shed.

Property Features

- CHAIN FREE
- One bedroom flat
- Share of Freehold
- Ground floor
- Open plan kitchen/reception room
- Private rear garden
- Close to Lewisham Shopping Center
- Walking distance to Lewisham DLR and Train station
- Total floor area: 34m²= 366ft² (guidance only)

Ground Floor



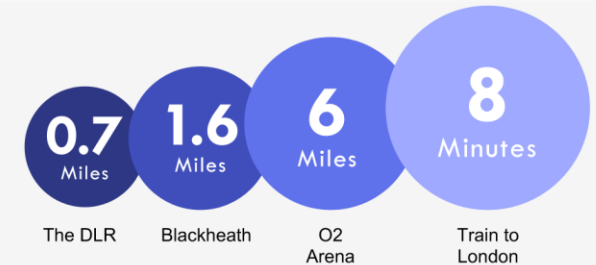
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Property Location

Clarendon Rise, London, SE13 5ES



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

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.

Share of Freehold Information

Time remaining on lease: Approx. 87 years*
(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band B (£1,498.20 pa)
Parking: None - Resident permit holders only (B) Mon-Sat 9am - 6.30pm
EPC Rating: D

FOR MORE INFORMATION
CONTACT US TODAY.

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