



Lewisham Road | London, SE13 7PA



Asking Price £250,000

Leasehold

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## Lewisham Road, London

Huge one bedroom garden flat, with equally huge potential, excellent location close to Lewisham DLR, large private rear garden, sold with no onward chain.

### Property Features

- One bedroom flat
- Ground floor
- Conservatory
- Private rear garden
- Walking distance to Lewisham DLR and Train Station
- Close to Lewisham Shopping Centre
- Total floor area: 47m<sup>2</sup>= 506ft<sup>2</sup> (guidance only)



## Interior

**ENTRANCE HALL:** Entrance door, fitted carpet, access to reception room.

**RECEPTION ROOM:** 5.43m x 3.89m (17'10" x 12'9") Sash window to front, fully fitted carpet, radiator, covings, wall lamps, built in storage cupboard, access to kitchen.

**KITCHEN:** 2.73m x 1.82m (8'11" x 6') Range of wall and base units, integrated electric oven and hob with extractor hood over, stainless steel sink unit with mixer tap, space for fridge freezer and dishwasher, tiled splash back and vinyl floor.

**BEDROOM:** 5.43m x 3.00m (17'10" x 9'10") Double door to conservatory, fully fitted carpet, wall lamps, covings, radiator, access to bathroom.

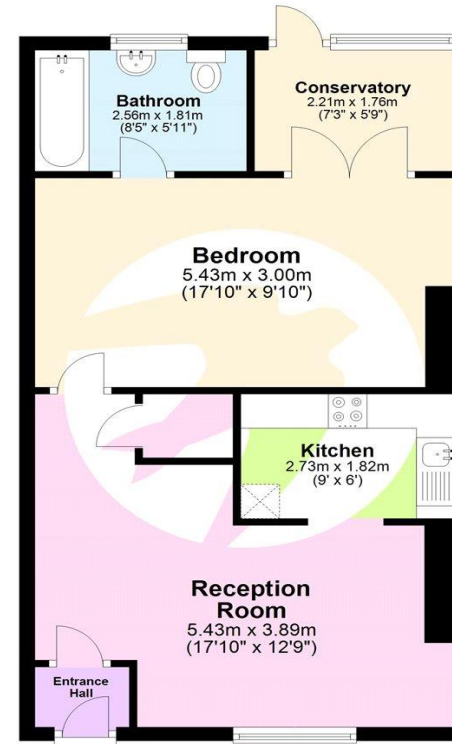
**BATHROOM:** 2.56m x 1.81m (8'5" x 5'11") Frosted window to rear, panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., wall mounted boiler, radiator, partly tiled walls, and vinyl floor.

**CONSERVATORY:** 2.21m x 1.76m (7'3" x 5'9") Window and door to rear, tiled, plumbed for washing machine.

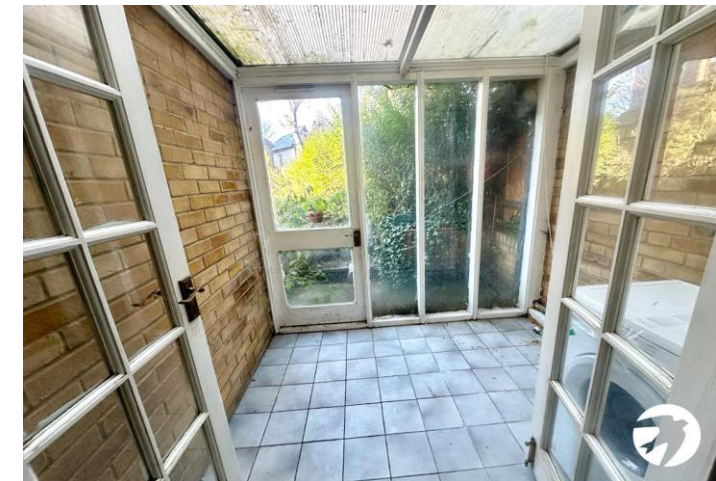
## Exterior

### GARDEN

### Ground Floor



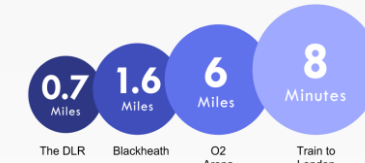
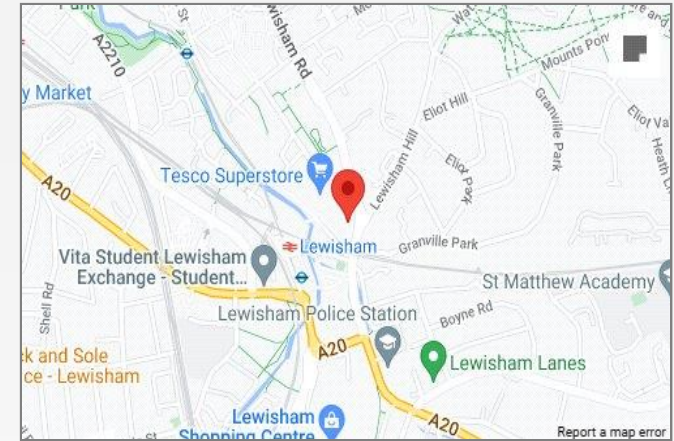
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





## Property Location

Lewisham Road, London, SE13 7PA



\*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.

## Leasehold Information

Time remaining on lease: Approx. 66 years \*

Service Charge: TBC \*

Ground Rent: TBC \*

(\*to be verified by Vendors Solicitor)

## Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band B (£1,498.20 pa)

EPC Rating: C

FOR MORE INFORMATION  
CONTACT US TODAY.

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