



Lewisham Park | Lewisham, London, SE13 6QP



Asking Price £300,000

Leasehold

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Lewisham Park, Lewisham

Beautifully presented two bedroom flat located on the 1st floor of a purpose built flat, situated in a quiet residential street overlooking Lewisham Park, a short walk from Ladywell station, NO CHAIN.

Property Features

- Two bedroom flat
- Newly refurbished
- Open plan living
- Double glazed and gas central heating
- Secure off street parking
- Communal gardens
- Close to local amenities, parks, and local schools
- Great location for transport links
- Total floor area: 47m²= 506ft² (guidance only)



Interior

ENTRANCE HALL: 3.21m x 2.04m (10'6" x 6'8") Entrance door, laminate flooring, built in utility cupboard, radiator, access to all rooms.

RECEPTION ROOM / KITCHEN: 5.25m x 3.03m (17'3" x 9'11") Double glazed window to front, range of wall and base units, kitchen island with breakfast bar, integrated oven, and hob with extractor hood over, stainless steel sink unit with mixer tap, integrated fridge freezer, tiled splash back, radiator, laminate flooring.

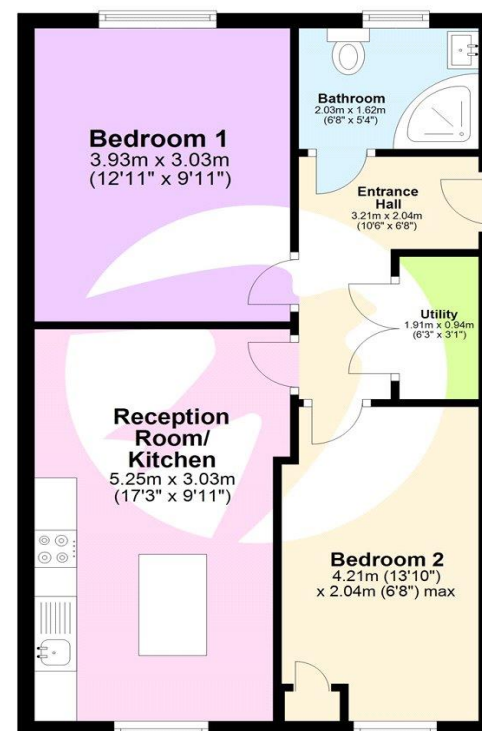
BEDROOM 1: 3.93m x 3.03m (12'11" x 9'11") Double glazed window to rear, laminate flooring, radiator.

BEDROOM 2: 4.21m x 2.03m (13'10" x 6'8") Double glazed window to front, laminate flooring, radiator, cupboard housing combi boiler.

BATHROOM: 2.03m x 1.63m (6'8" x 5'4") Double glazed frosted window to rear, shower cubicle with rain shower, wash hand basin with built in storage cupboard, low level w.c., heated towel rail, extractor fan, partly tiled walls, and fully tiled floor.

UTILITY: 1.91m x 0.94m (6'3" x 3'1") space for washing machine and tumble dryer.

Floor Plan



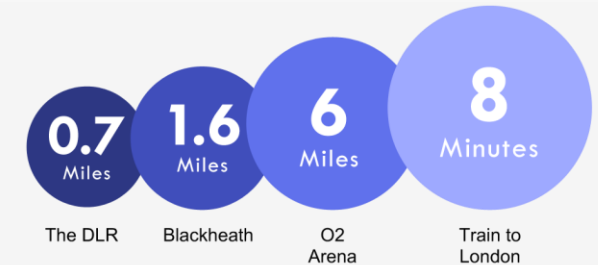
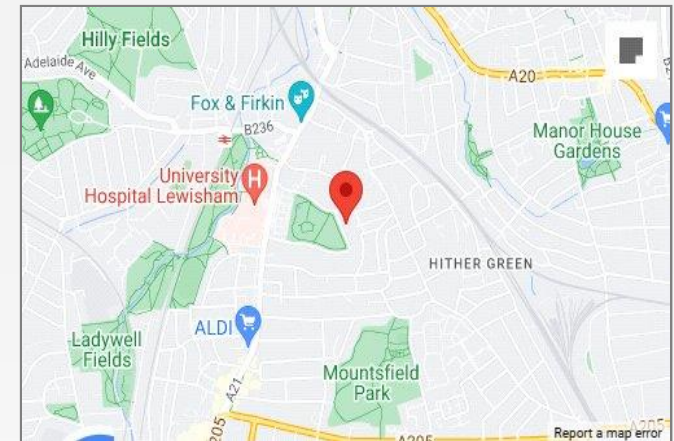
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Property Location

Lewisham Park, Lewisham, London, SE13 6QP



*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. 119 years *

Service Charge: TBC *

Ground Rent: £10 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: C

FOR MORE INFORMATION
CONTACT US TODAY.

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