



Granville Park | Lewisham, London, SE13 7DW



Guide Price £425,000 - £475,000

Leasehold

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Granville Park, Lewisham

Beautiful two-bedroom purpose built flat situated in a quiet, tree lined residential street on the borders of Blackheath. The property is split across two levels, the ground floor briefly comprises of spacious entrance hall, bright reception with space for dining, separate kitchen, and a private balcony. First floor consists of two double bedrooms with built in storage and modern family bathroom. Further benefits are a well maintained secluded private section of garden and large communal garden. Lewisham station is just a 5-minute walk away with fantastic links into central London.



Interior

ENTRANCE HALL: Entrance door, double glazed window to front, radiator, carpeted stairs to first floor landing, under stairs storage, entry phone system, access to reception room and kitchen.

RECEPTION ROOM: 4.82m x 3.29m (15'10" x 10'10") Two double glazed windows and double glazed frosted door to balcony, laminate flooring, built in cupboards, two radiators, covings.

KITCHEN: 3.51m x 2.15m (11'6" x 7'1") Double glazed window to side, range of modern wall and base units, integrated electric oven and hob with extractor hood over, stainless steel sink unit with mixer tap, plumbed for washing machine, space for dishwasher and fridge freezer, built in storage cupboard, tiled splash back and fully tiled floor.

LANDING: Fully fitted carpet, built in storage, access to both bedrooms and bathroom.

BEDROOM 1: 3.53m x 3.33m (11'7" x 10'11") Double glazed window to side, radiator, built in wardrobe, fully fitted carpet.

BEDROOM 2: 3.56m x 2.50m (11'8" x 8'2") Double glazed window to rear, two built in wardrobes, radiator, fully fitted carpet.

BATHROOM: Double glazed frosted window to rear, panel enclosed bath with shower attachment and glass shower screen, wash hand basin with storage cupboard under, low level w.c., tiled walls and floor, heated towel rail.

BALCONY: To rear.

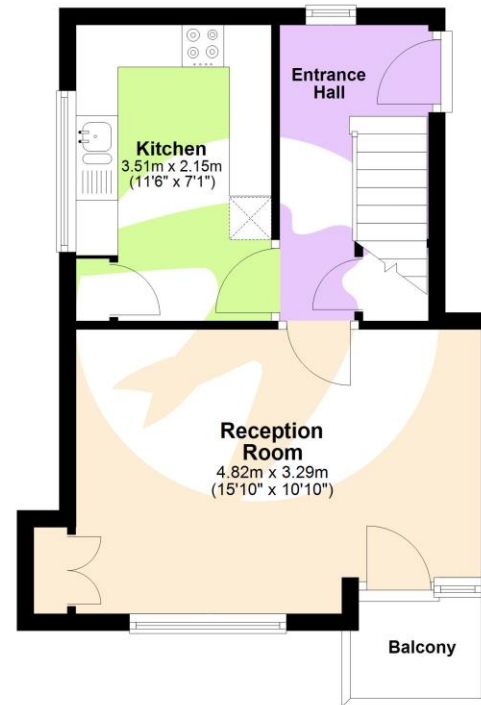
Exterior

GARDEN: Private section to rear of the building, garden shed, decked patio area, laid to lawn.

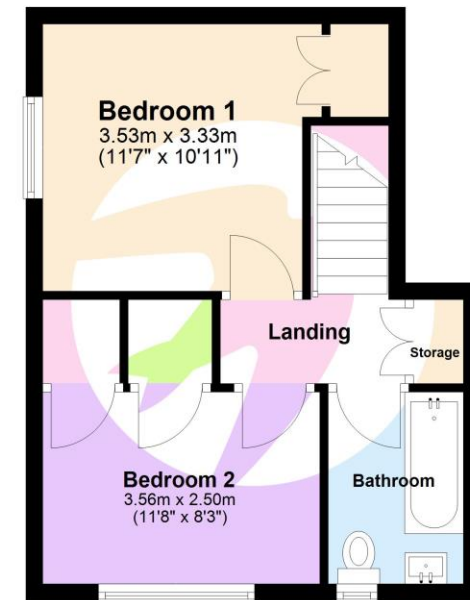
Property Features

- Two bedroom split level flat (second and third floor)
- Modern kitchen
- Upstairs family bathroom
- Balcony and private section of garden
- Double glazed and gas central heating
- Close to local amenities, schools, and parks
- Walking distance to Lewisham DLR /Train Station
- Total floor area: 70m²= 753ft² (guidance only)

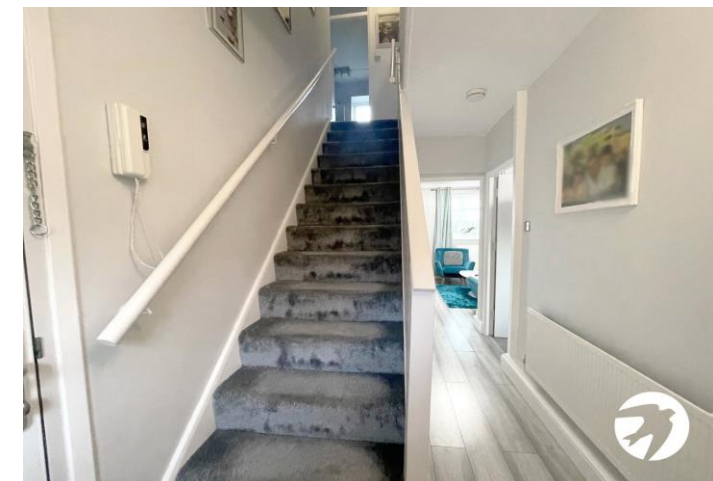
Second Floor



Third Floor



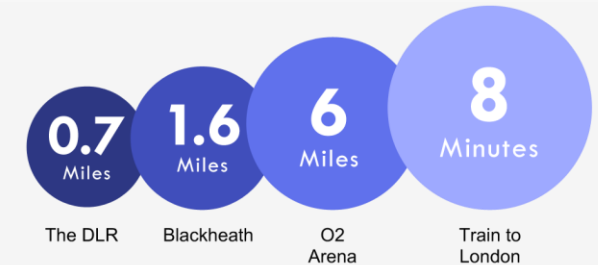
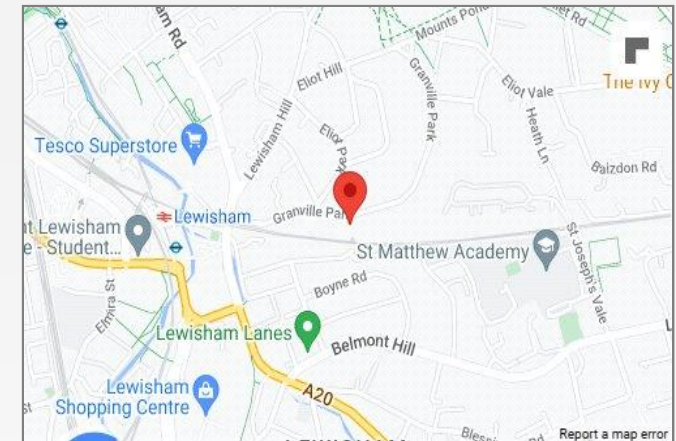
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Property Location

Granville Park, Lewisham, London, SE13 7DW



*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

Length of Lease: 125 Years from 19th June 2017*

Time remaining on lease: Approx. 118 Years *

Service Charge: £1,400 per Year * and **Ground Rent:** TBC *

(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,811.54 pa)

EPC Rating: D

FOR MORE INFORMATION
CONTACT US TODAY.

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