



Parkside Avenue | London, SE10 8FN



Guide Price £425,000 - £450,000

Leasehold

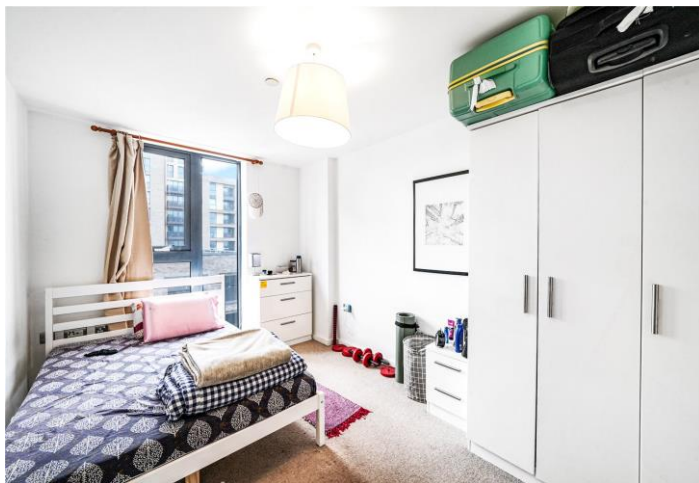
ROBINSON-JACKSON
Our service will *move* you

Parkside Avenue, London

Robinson Jackson is very pleased to present to the market this CHAIN FREE 2 Double Bedroom Flat on the 9th Floor of a modern block close to Lewisham, Blackheath, Greenwich, and Deptford.

The property benefits from having 2 double bedrooms, an open plan reception and kitchen, family bathroom, ensuite shower room to the bedroom 2 as well as a private balcony off the reception.

The development is set away from the main road and benefits from an abundance of natural light with views from the 9th floor across the development and beyond. Modern and contemporary, and wonderfully located to take advantage of all the transport and amenities of Lewisham, Greenwich, Blackheath, and Deptford is the unique draw of this property.



Interior

ENTRANCE HALL: Entrance door, laminate flooring, built in storage, access to all rooms.

RECEPTION ROOM / KITCHEN: 6.11m x 3.37m (20'1" x 11'1")

Double glazed windows to side and door to balcony, open plan kitchen/reception room, range of modern wall and base units, integrated electric oven, hob with extractor hood over, stainless steel sink unit with mixer tap, plumbed for washing machine, integrated fridge freezer, laminate flooring, spotlights in kitchen area.

BEDROOM 1: 3.92m x 3.46m (12'10" x 11'4") Double glazed window, fully fitted carpet.

BEDROOM 2: 3.92m x 2.72m (12'10" x 8'11") Double glazed window, fully fitted carpet,

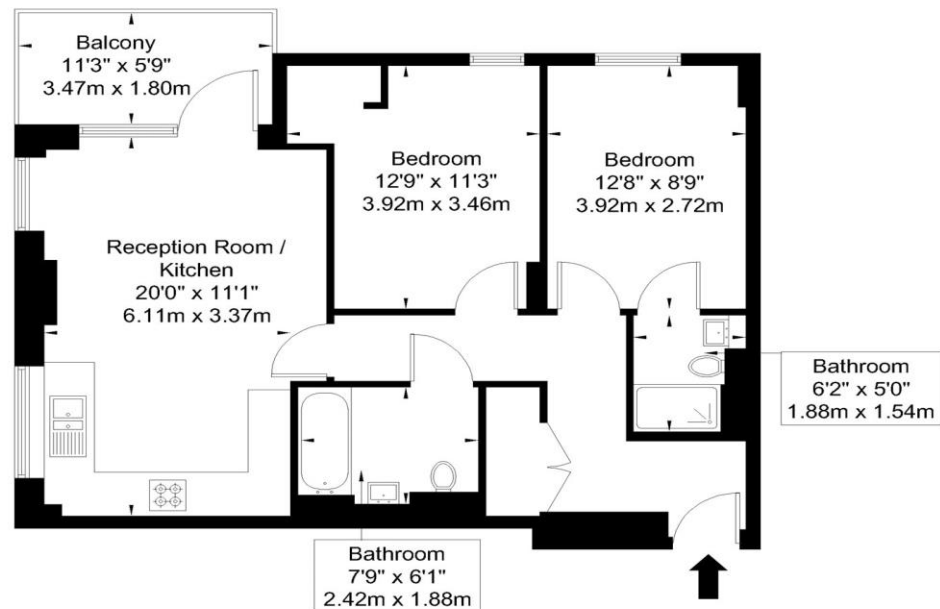
EN SUITE: 1.88m x 1.54m (6'2" x 5'1") Shower cubicle with glass shower screen, low level w.c., wash hand basin, tiled floor and partly tiled walls, heated towel rail, spotlights.

BATHROOM: 2.42m x 1.88m (7'11" x 6'2") Panel enclosed bath with shower attachment and glass shower screen, low level w.c., wash hand basin, tiled floor and tiled walls, spotlights, heated towel rail.

BALCONY: 3.47m x 1.80m (11'5" x 5'11") Tiled.

Property Features

- Two bedroom flat
- Ninth Floor
- Open plan living
- Two bathrooms
- Ample storage
- Private balcony
- Close to local amenities, schools, and parks
- Great location for transport links
- Total floor area: 63m²= 678ft² (guidance only)



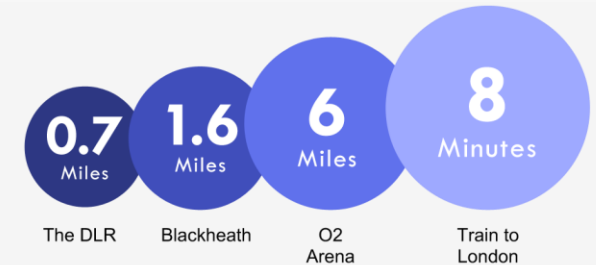
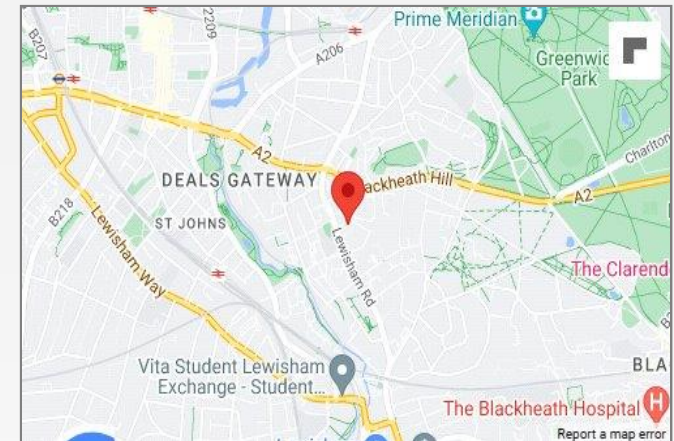
Ninth Floor





Property Location

Parkside Avenue, London, SE10 8FN



*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. 113 Years*

Service Charge: £2,400 per Year *

Ground Rent: £300 per Year *

Ground Rent Review Period: TBC*

(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,712.24 pa)

EPC Rating: B

FOR MORE INFORMATION
CONTACT US TODAY.

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