



Slaithwaite Road | London, SE13 6DJ



Guide Price £175,000 - £200,000

Leasehold

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Slaithwaite Road, London

Fantastic CHAIN FREE Studio Flat with a LONG LEASE nestled on a quiet road close to Lewisham Town Centre.

This period Studio Flat has a spacious living area with double glazed windows overlooking the rear of the property with lots of storage and a unique LOFT SPACE which can be utilized for a number of purposes!

The property is on a quiet road and on the first floor of a period house close to Lewisham Town Centre. Perfectly situated to take advantage of the shopping, transport, and amenities this vibrant community has on offer.

The main living room faces the rear of the property and is lovely and bright. There is lots of storage, and it also benefits from high ceilings and has a unique LOFT SPACE which forms part of the lease of the property and is an exciting opportunity for a new owner to develop this subject to the usual consents.

The kitchen is off the living area and is a good size.

The communal areas are clean and tidy and well maintained.



Interior

ENTRANCE HALL: Double glazed window, phone entry system, fitted carpet, access to bathroom and studio.

STUDIO: 5.11m x 3.48m (16'9" x 11'5") Two double glazed window, fully fitted carpet, double panel radiator, built in wardrobe, loft hatch with ladder.

KITCHEN: 2.87m x 1.78m (9'5" x 5'10") Double glazed window, range of wall and base units, integrated electric oven and had hob with extractor food over, stainless steel sink unit with mixer tap, plumbed for washing machine, wall mounted boiler, space for fridge freezer double panel radiator, tiled splash back, vinyl flooring.

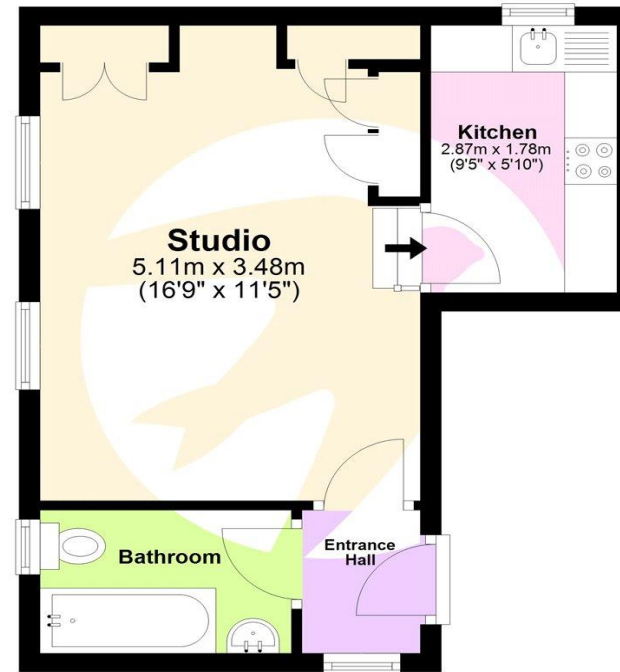
BATHROOM: Double glazed window, panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., partly tiled walls and vinyl floor, extractor fan, radiator.

LOFT SPACE: Fully fitted carpet.

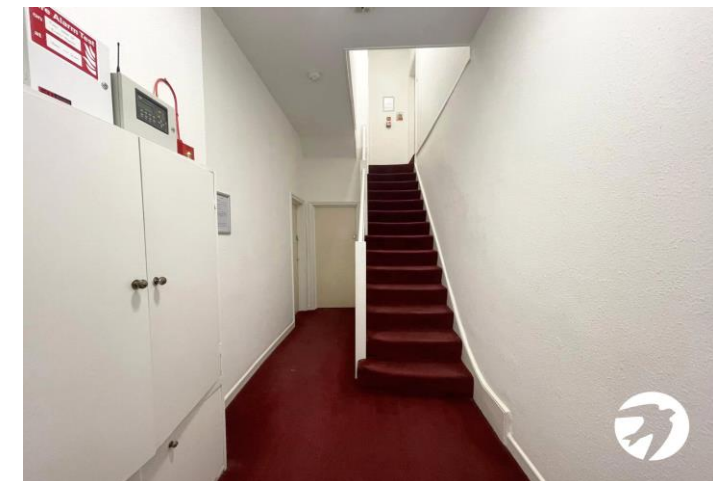
Property Features

- CHAIN FREE
- Large studio flat
- First floor
- Ample storage
- Loft space
- Double glazed and gas central heating
- Close to Lewisham Shopping Centre
- Walking distance to Lewisham DLR/Train Station and Ladywell Station
- Total floor area: 27m²= 291ft² (guidance only)

First Floor



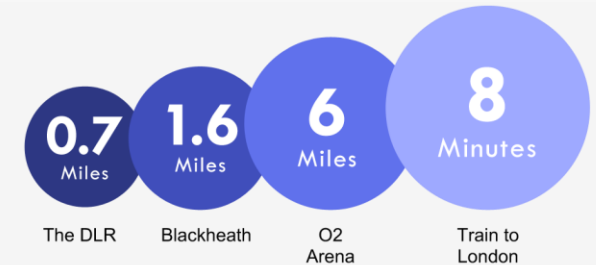
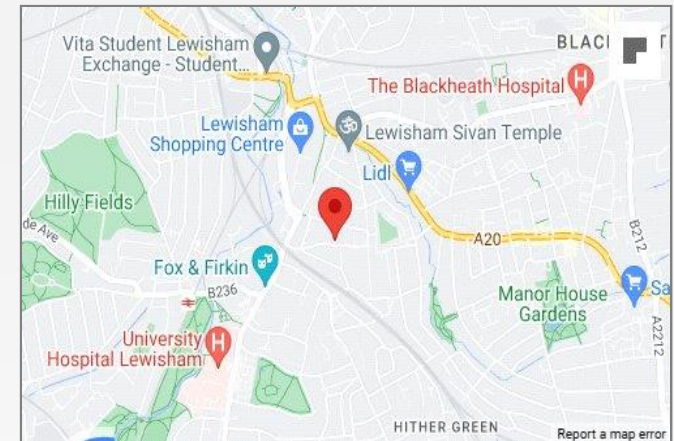
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Property Location

Slaitwaite Road, London, SE13 6DJ



*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. 156 Years*
Service Charge: £2,081.42 per Year*
Ground Rent: £100 per Year*
(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band B (£1,585.09 pa)
EPC Rating: E

FOR MORE INFORMATION
CONTACT US TODAY.

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