



Mount Pleasant Road | Lewisham, London, SE13 6HX



Guide Price £350,000 - £375,000

Leasehold

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Mount Pleasant Road, Lewisham

Spacious two double bedroom first floor Victorian conversion flat situated on a quiet residential street within walking distance of Hither Green Train Station.

This delightful property requires some cosmetic upgrading which offers the perfect blank canvas for any new owner, it briefly comprises a bay fronted reception with space for dining, two double bedrooms, bathroom with white suite and a kitchen with wall and base units. There is the possibility to extend into the loft to add further value, subject to the usual planning applications.



Interior

ENTRANCE HALL: Entrance door, carpeted stairs to first floor landing.

LANDING: Fully fitted carpet, loft hatch, access to all rooms.

RECEPTION ROOM: 4.90m x 4.27m (16'1" x 14') Double glazed bay window and double glazed window to front, fully fitted carpet, radiator, dado rails.

KITCHEN: 2.54m x 2.29m (8'4" x 7'6") Double glazed window to side, range of wall and base units, integrated electric oven, and gas hob with extractor hood over, stainless steel sink unit with mixer tap, wall mounted combi boiler, vinyl floor, tiled splash back plumbed for washing machine, space for fridge freezer, spotlights.

BEDROOM 1: 3.35m x 3.18m (11' x 10'5") Double glazed window to rear, fully fitted carpet, radiator, dado rails.

BEDROOM 2: 3.26m x 2.95m (10'8" x 9'8") Double glazed window to rear, fully fitted carpet, radiator, dado rails.

BATHROOM: Double glazed frosted window to side, panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., tiled walls and vinyl floor.

Leasehold Information

Length of Lease: 99 Years from 11 November 2015*

Time remaining on lease: Approx. 90 years *

Service Charge: As and when*

Ground Rent: £50 per year*

Admin Charges: £50 per year*

Building Insurance: £632 per year*

(*to be verified by Vendors Solicitor)

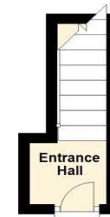
Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,811.54 pa)

EPC Rating: D

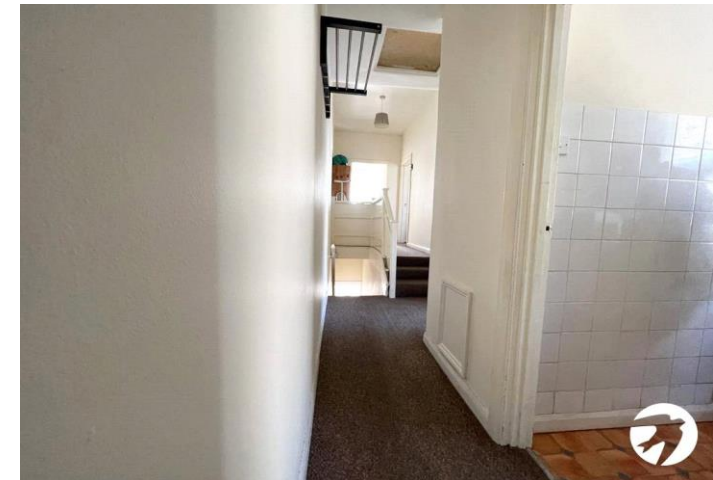
Ground Floor



First Floor



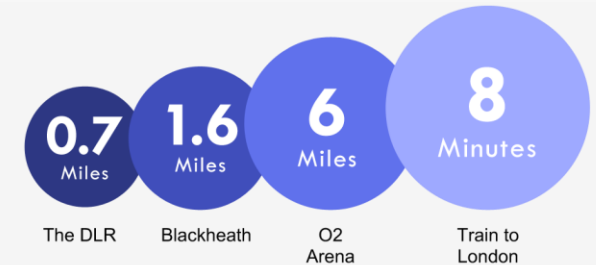
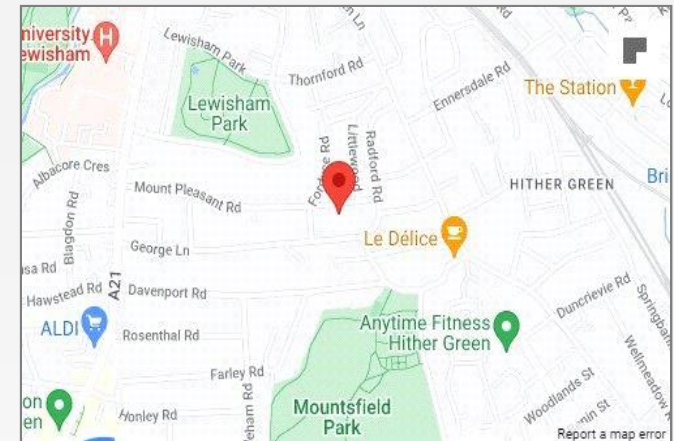
This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Property Location

Mount Pleasant Road, Lewisham, London, SE13 6HX



*All distances from branch postcode. Train time from nearest station.

Location

The property is located in ever popular Hither Green area famous for its Primary Schools and excellent transport links. Served by three main train lines the area is popular among the commuters as journeys to Central London can take as little as 10 minutes. Just a stone throw away is another premium attraction of the area – Mountsfield Park – one of London's best open spaces and home of the annual People's Day.

Property Features

- Two double bedrooms
- Victorian conversion flat
- Possibility to extend (STPP)
- Great location for transport links
- Close to local amenities
- Total floor area: 57m² = 614ft² (guidance only)

FOR MORE INFORMATION
CONTACT US TODAY.

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