



Malyons Road | London, SE13 7XF



Asking Price £395,000

Leasehold

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## Malyons Road, London

This bright and airy first-floor flat offers comfortable living in a convenient location, ideal for first time buyers.

The property comprises of spacious reception room, separate kitchen, two double bedrooms and bathroom.

The convenient location ensures easy access to local amenities and transport links.

### Property Features

- Two bedroom flat
- First floor
- Fitted kitchen and bathroom
- Close to local amenities
- Walking distance to Laywell Train Station
- Total floor area: 52m<sup>2</sup>= 560ft<sup>2</sup> (guidance only)



## Interior

**ENTRANCE HALL:** 1.67m x 0.85m (5'6" x 2'9") Entrance door, carpeted stairs to first floor landing.

**LANDING:** Fully fitted carpet, built in storage cupboard, single panel radiator, access to all rooms.

**RECEPTION ROOM:** 3.75m x 3.45m (12'4" x 11'4") Double glazed window to side, fully fitted carpet, single panel radiator, wall mounted boiler.

**KITCHEN:** 3.48m x 1.27m (11'5" x 4'2") Double glazed window to rear, range of wall and base units, integrated electric oven and gas hob with extractor hood over, stainless steel sink unit with mixer tap, plumbed for washing machine, space for fridge freezer, tiled splash back and vinyl floor.

**BEDROOM 1:** 3.34m x 3.00m (10'11" x 9'10") Two double glazed windows to front, fully fitted carpet, single panel radiator.

**BEDROOM 2:** 3.38m x 3.14m (11'1" x 10'4") Double glazed window to rear, fully fitted carpet, single panel radiator.

**BATHROOM:** 2.22m x 1.99m (7'3" x 6'6") Double glazed frosted window to front, panel enclosed bath with shower attachment and glass shower screen, low level w.c., pedestal wash hand basin with mono taps, partly tiled walls and vinyl floor, single panel radiator.

## Leasehold Information

Length of Lease: 189 Years from 25th Mar 1979\*

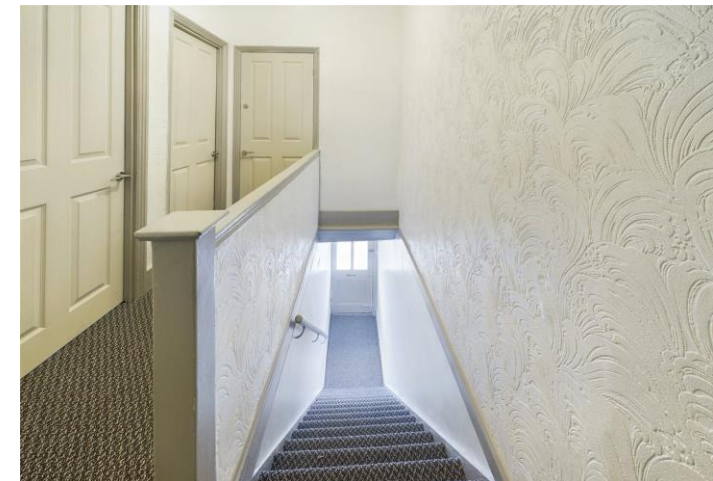
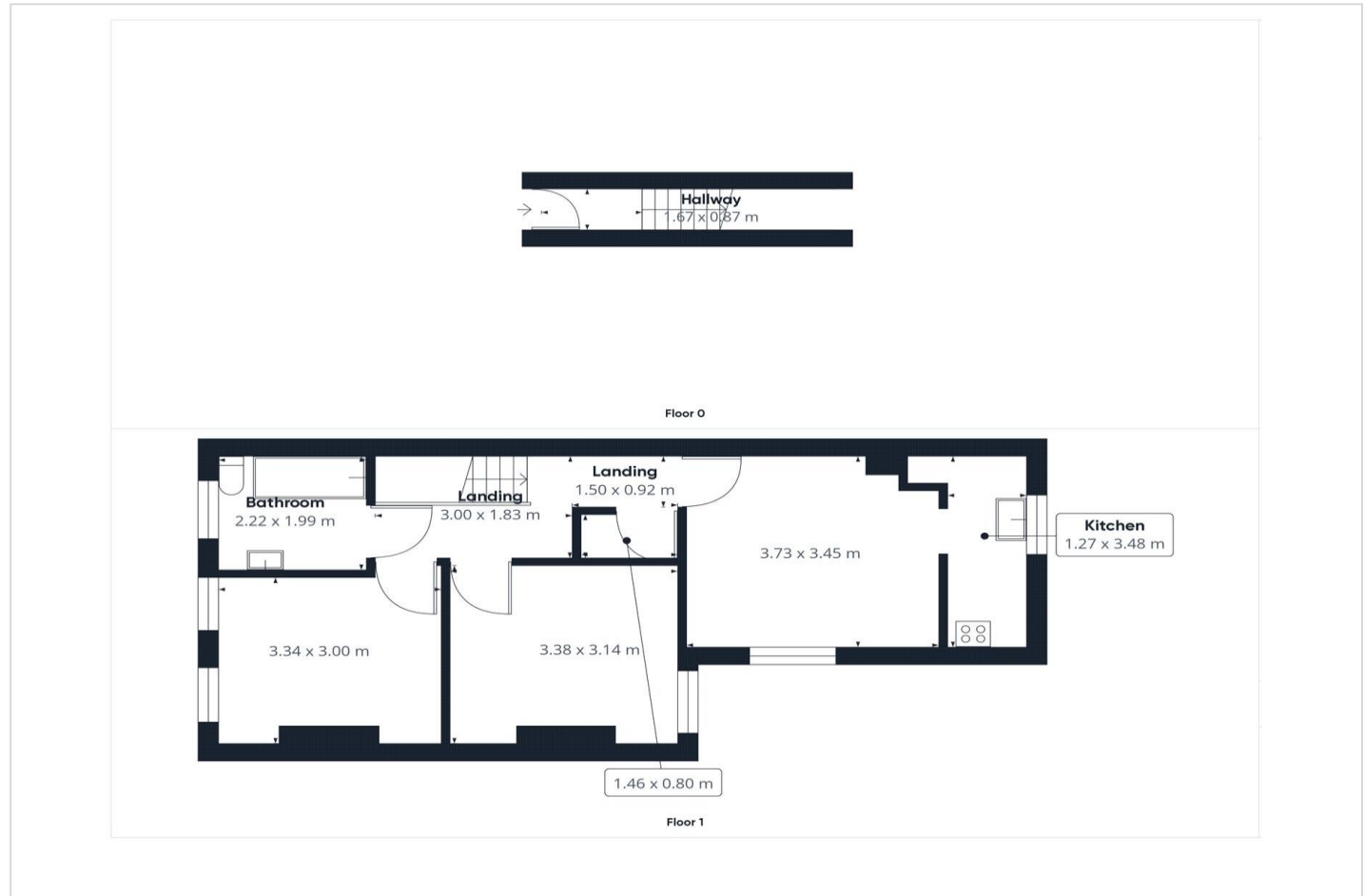
Time remaining on lease: Approx. 144 Years\*

Service Charge: N/A \*

Ground Rent: Peppercorn \*

Building Insurance: TBC\*

(\*to be verified by Vendors Solicitor)





## Location

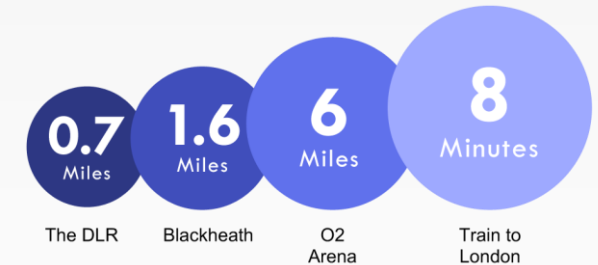
Ladywell has a village character – with its own baker, greengrocers, pub and post office – while benefiting from the train station, which whisks you to London Bridge in just nine minutes. With Hilly Fields and Ladywell Fields only five and three minutes' walk away respectively, the area makes a great base for families and young professionals alike.

## Additional Information

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

## Property Location

Malyons Road, London, SE13 7XF



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

FOR MORE INFORMATION  
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