



Lewisham Park, SE13 6QZ

£450,000 O.I.E.O. Leasehold

Part of an imposing period property overlooking Lewisham Park and within the popular Lewisham Park Conservation Area, this fantastic, exceptional, spacious and rarely available, 1 double-bedroom flat occupies the entire ground floor, has its own south facing garden, off street parking, and is located within easy reach of Ladywell and Lewisham stations.

The spacious, light and airy flat boasts a large bay fronted living room with enough space for a dining table and chairs, a fitted kitchen with integrated oven, hob and extractor fan, a lovely bathroom including a separate shower cubicle and a double bedroom with doors opening out onto a pretty 33' garden with a decked area and various plants and shrubs.

The property also benefits from high ceilings, sash windows, stripped wooden flooring, own section of rear south facing garden with direct access and additional side access, and off-street parking.

Lewisham Park is part of a residential square that has a park at its centre providing a verdant outlook for properties surrounding it.

It's a leisurely 10-minute stroll to Ladywell station from where there are services into London Bridge in around 20 minutes. For anyone needing to get to Canary Wharf, you can pick up the DLR from Lewisham. There are 3 more stations within walking distance - Catford and Catford Bridge, and Hither Green - all of which offer great links into central London.

The area is well served in terms of shops and other amenities. You'll find most high street favourites in the centre of Catford. For fresh groceries, there's a deli in Ladywell village as well as a popular butcher.

In addition to Lewisham Park and Mountfield Park, there are two other beautiful parks nearby - Ladywell Fields and Hilly Fields - both of which have free tennis courts.

Photos



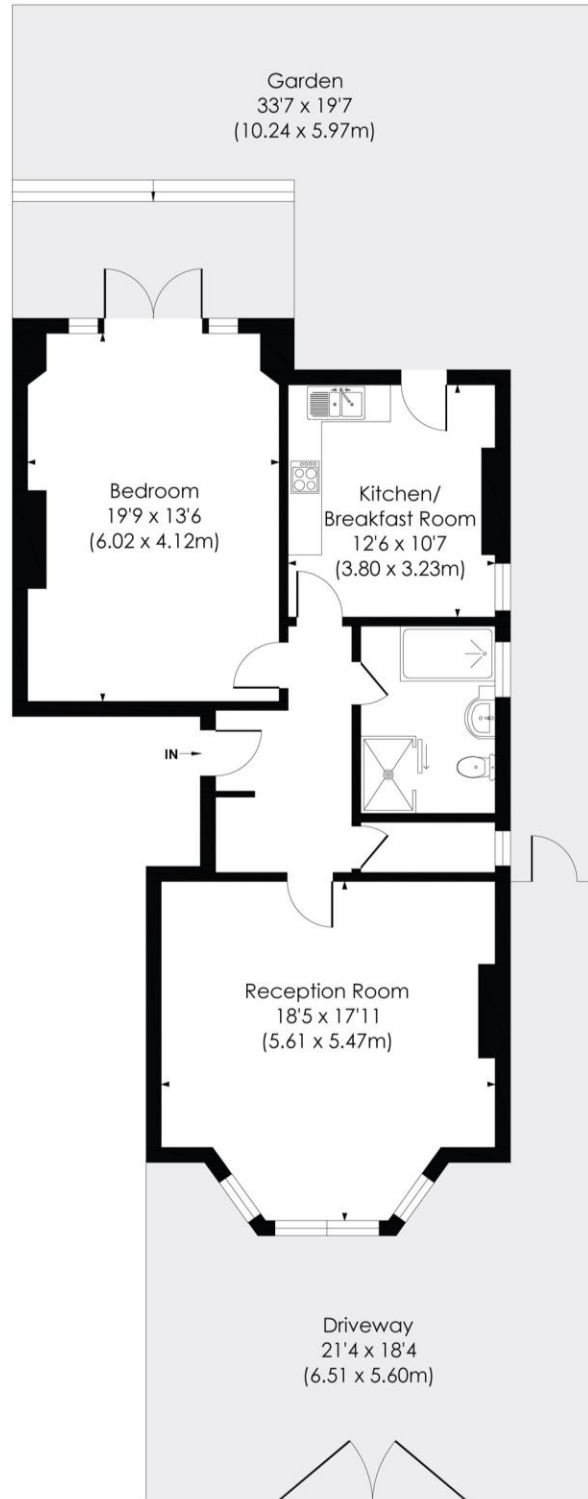
Photos



Floor plan

Approx. Gross Internal Floor Area

889 Sq. ft/82.55 Sq. m



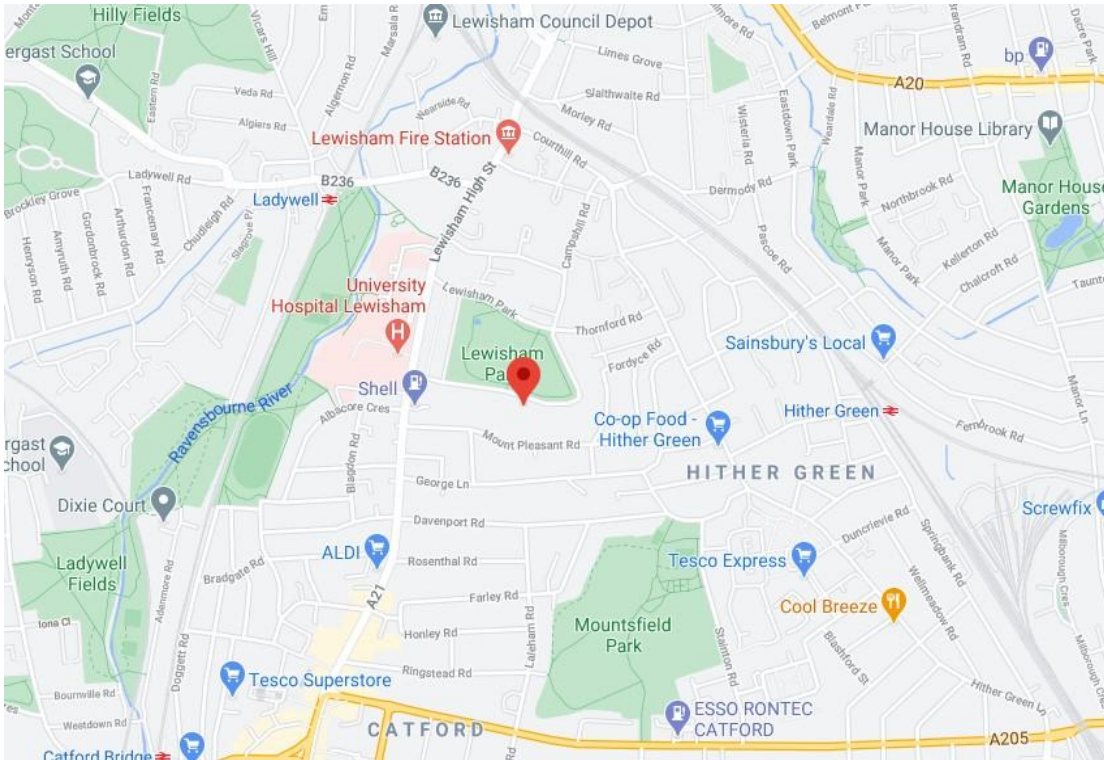
GROUND FLOOR

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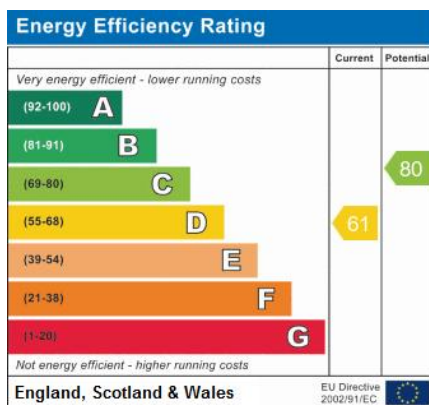


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Additional Information



Energy Performance Certificate



Property Information

Tenure: Leasehold, current length of lease in the region of 93-94 years
 Service charge: approx. £90 per calendar month
 Ground rent: £25 per annum



Ladywell, Hither Green

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Lewisham



Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: 050.21dm