



Keswick Court, Malyons Road, SE13 7XQ

£293,500 Leasehold

This 1-bedroom second floor modern flat is ideally placed for Ladywell station, local amenities and 2 lovely parks.

Located on a no-through road that leads onto Ladywell Fields, the flat is part of a well-maintained, private apartment block with allocated parking at the front and a communal garden at the rear. It comprises of a double bedroom, bathroom, a large reception room, opening onto the kitchen area which includes an integrated oven and hob.

Ladywell is a vibrant, cosmopolitan area popular among young families and professionals. It has a village-like feel with a high street made up of a variety of independent shops. There's a French bakery/patisserie which serves delicious cakes and lunchtime snacks. The deli is great place to pick up groceries including organic fruit and vegetables. The popular local butcher's sells traditional and rare produce. Nearby restaurants of note include Mama Dough, a hip sour dough pizzeria, and the Ladywell Tavern, a gastro-pub which serves craft beers.

Ladywell station is a 5-minute walk with fast and frequent services into central London. In addition, Lewisham DLR is 1 stop away with access to Canary Wharf and the City. Ladywell Fields at the end of the road and this leads onto the scenic Water Link way, ideal for a Sunday afternoon bike ride or stroll.

Hilly Fields is also nearby and plays host to a regular farmers' market. The area also boasts various sporting facilities including an athletics track, tennis courts in Ladywell Fields and Hilly Fields, and a swimming pool and leisure centre near Lewisham station.

Photos



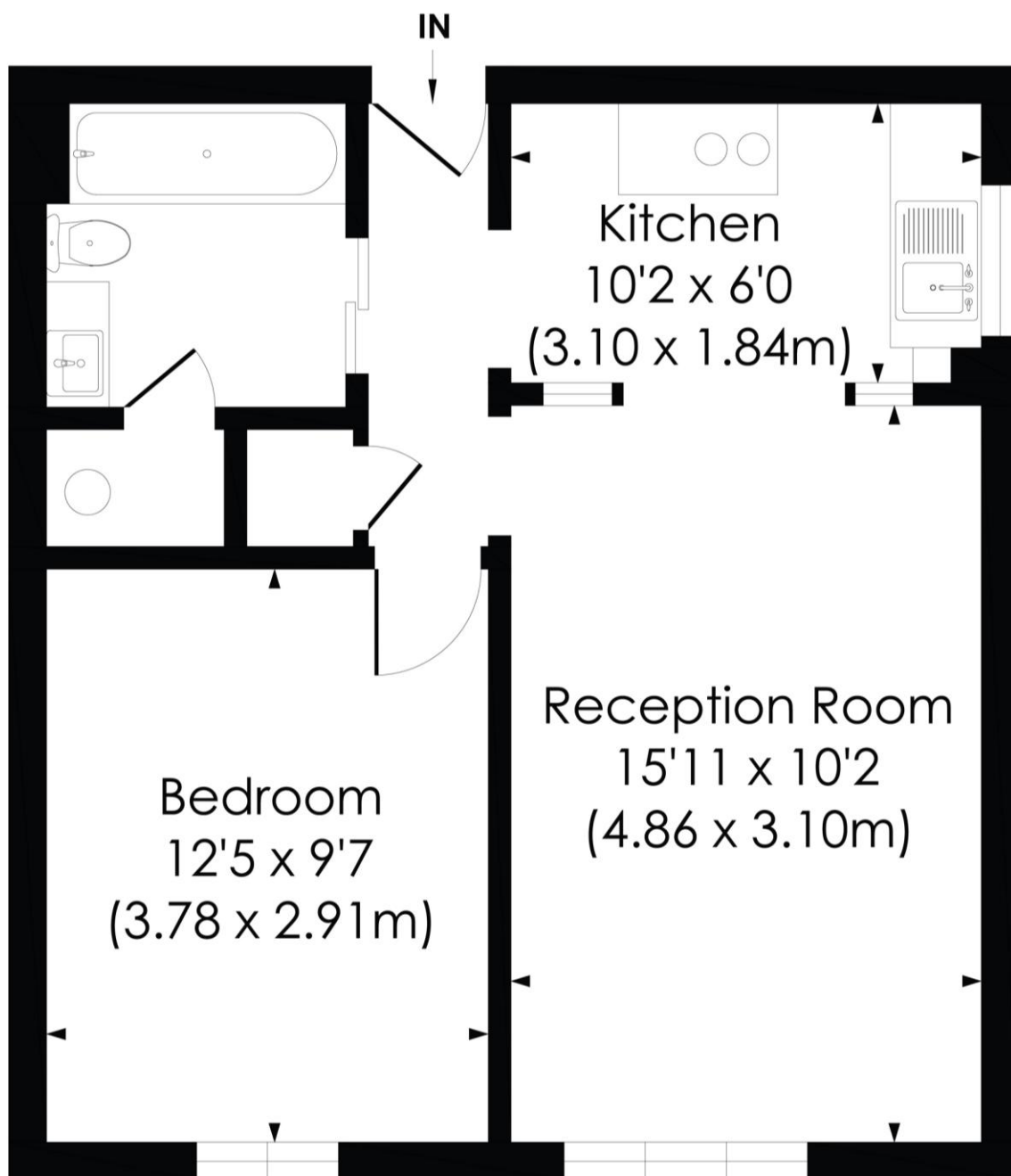
Photos



Floor plan

Approx. Gross Internal Floor Area

454 Sq. ft/22.20 Sq. m



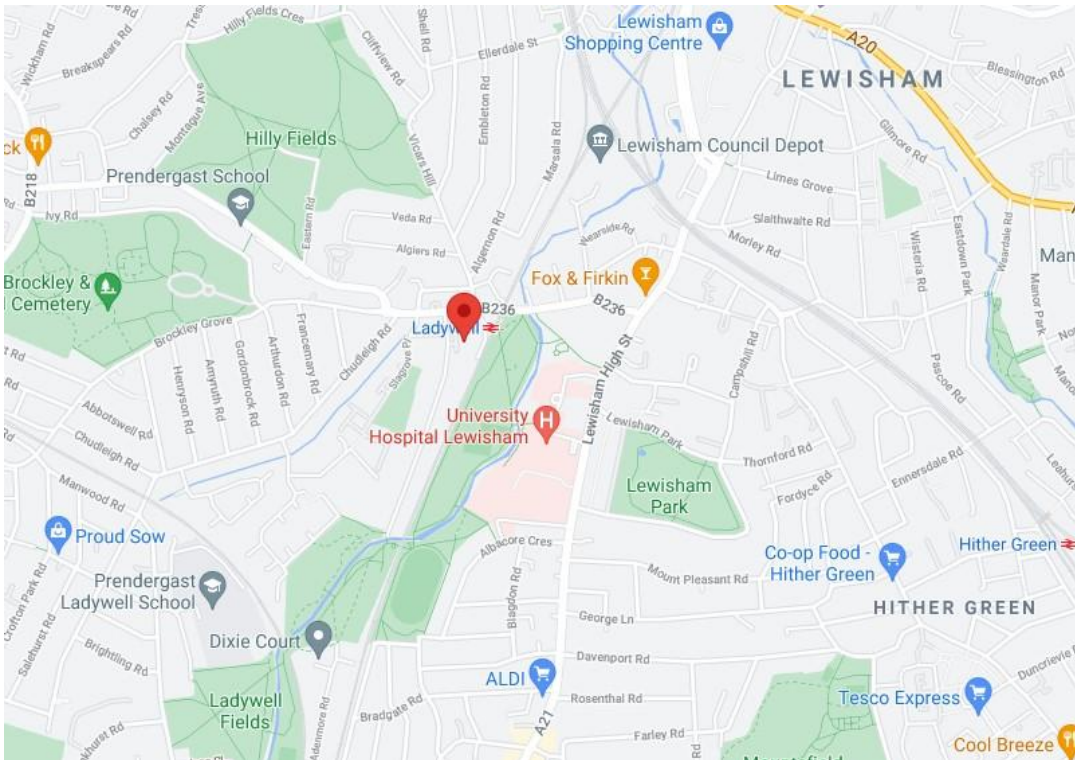
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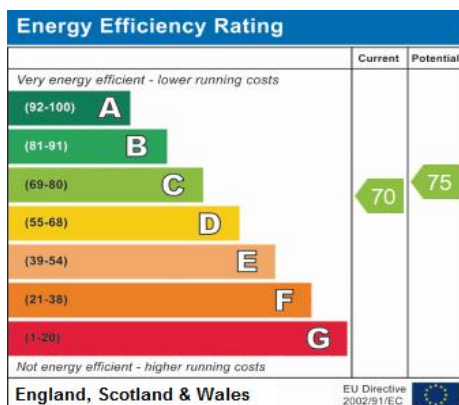


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility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

Additional Information



Energy Performance Certificate



Property Information

Tenure: Leasehold - 154 years remaining
 Service charge: Approx. £75.00 per month
 Ground rent: £100 per annum



Ladywell, Crofton Park

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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: 083.21dm