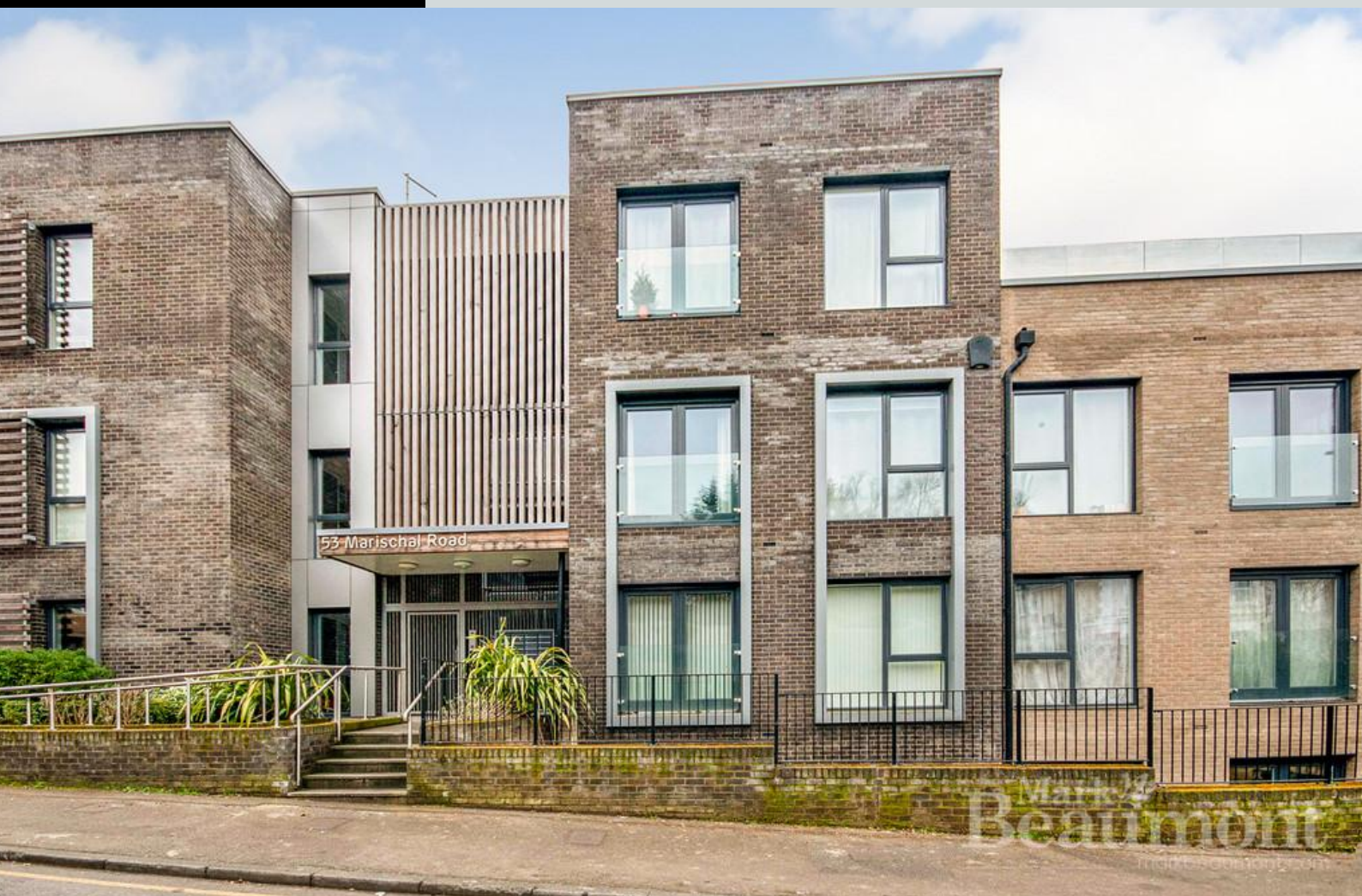




Mark Beaumont
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MARISCHAL ROAD, LONDON, SE13 5LE
ASKING PRICE OF £275,000





A very stylish purpose-built one-bedroom first-floor flat located a short walk from Lewisham town Centre and its famous market with a comprehensive range of amenities. This lovely property comprises an Entrance Hall, a spacious 20ft open plan reception/kitchen, a double bedroom, a luxury wet/shower room, and a communal roof terrace. The property has been finished to a high specification with a strong emphasis on sound and heat insulation, Further benefits include a bike storage room, a Juliet balcony, Lewisham has seen a massive infrastructure program resulting in providing commuters excellent transport links into all parts of Central and East London not to mention the Canary Wharf.

KITCHEN/RECEPTION

20' 3" x 10' 5" (6.17m x 3.18m)

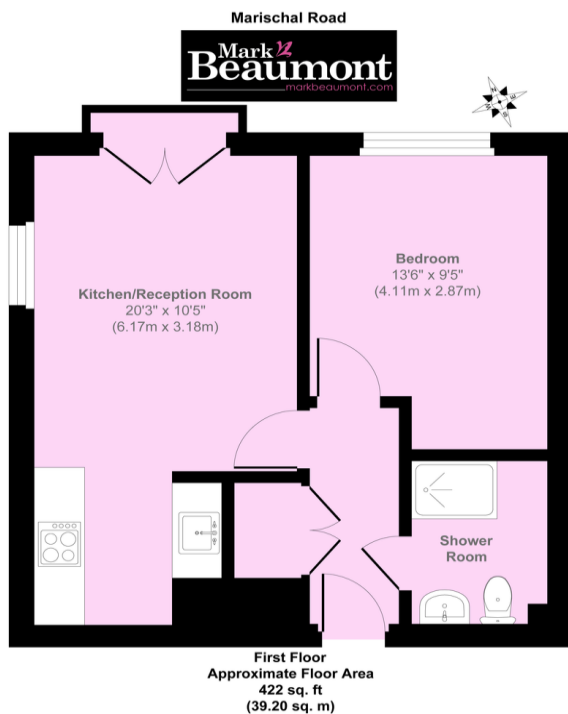
BEDROOM

13' 6" x 9' 5" (4.11m x 2.87m)

BATHROOM

AGENTS NOTE

We have been advised of the following:
 The lease 125 years from 2016 .
 Service charge is £2,000 PA.
 Ground rent is £350 PA.



Approx. Gross Internal Floor Area 422 sq. ft / 39.20 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		