



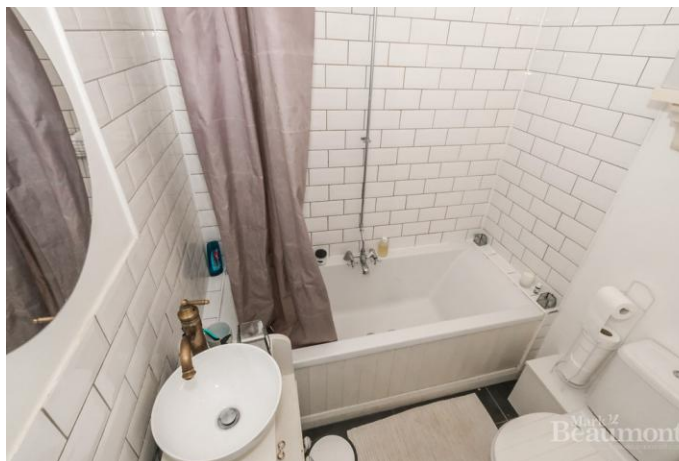


Property Summary

Located in one of the most popular tree lined roads in this area. Just around the corner from Lewisham town centre, main line train station and the DLR, is this smart hall level floor conversion flat. The property can be found in excellent decorative order throughout, mainly decorated in neutral colours. There is a modern bathroom and kitchen. Own section of private garden. Viewing is highly recommended.

Property Features

- Popular tree lined road
- Lewisham Station 0.5 Mile
- Smart Victorian Conversion flat
- Hall level floor
- Share of Freehold
- Modern bathroom
- Modern kitchen
- Own section of garden
- Excellent decorative order
-



DESCRIPTION:

Zone 2 London.

Located in one of the most popular tree lined roads in this area. Just around the corner from Lewisham town centre, main line train station and the DLR, is this smart hall level floor conversion flat with garden. The property can be found in excellent decorative order throughout, mainly decorated in neutral colours. There is a modern bathroom and kitchen. Own section of private garden. Viewing is highly recommended. #AskBeaumont

COMMUNAL ENTRANCE HALL**ENTRANCE HALL****LIVING ROOM**

15' x 13' 6" (4.57m x 4.11m)

KITCHEN

15' 1" x 6' 5" (4.6m x 1.96m)

BEDROOM

11' 11" x 10' 8" (3.63m x 3.25m)

BATHROOM

Distances are taken from [googlemaps.co.uk](https://www.google.com/maps). They are approximate and are to be used as a rough guide only.

Lewisham Station and 'DLR' 0.5 Mile

Ladywell Station 0.6 Mile

Hither Green Station, Pub and shops 0.7 Mile

Lewisham High Street 0.1 Mile

Blackheath Village 1.2 Mile

Walkscore.com 92/100

AGENTS NOTE

Lewisham Council tax band B. £1413

Lease circa 995 years.

There are 4 flats in the building and they all pay around £50 a month into a sinking fund which is used for maintenance/repairs, the block is internally managed.

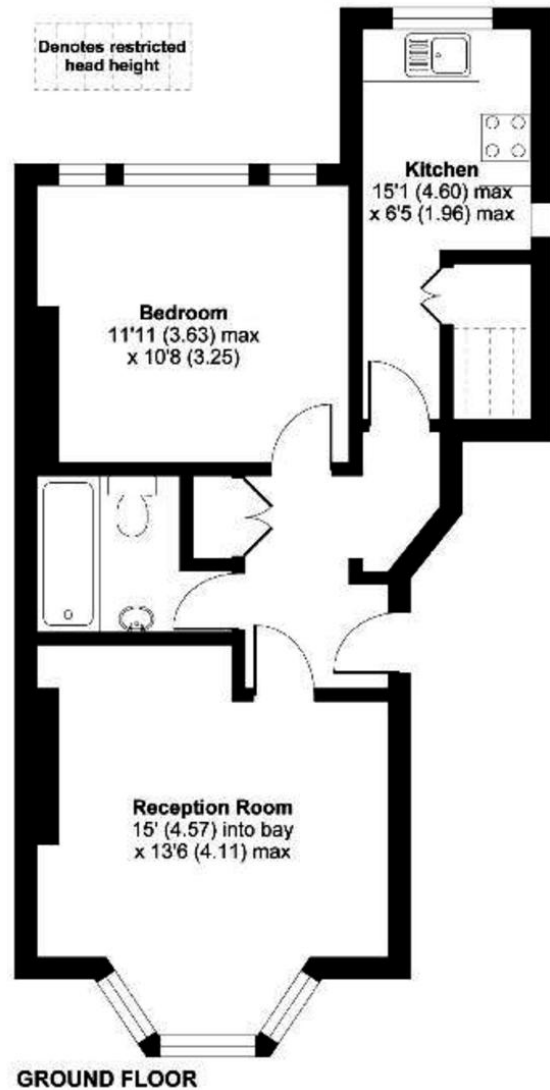






17B Limes Grove, Lewisham, SE13 6DD

APPROX. GROSS INTERNAL FLOOR AREA 505 SQ FT 46.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		