

Asking Price £289,500

TENURE : LEASEHOLD

Riverdale, Molesworth Street, SE13

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

Impressive 1 bed apartment

Long Lease/990 years

450 sq ft/ 42 sqm approx

Communal Gardens

**Close to Lewisham Mainline
Station & DLR**

**Ideal 1st time buy and Buy to
let!**

Metropole Properties
33 Southwick Street, London, W2 1JQ
sales@metropoleproperty.com | 02072625844
Website: metropoleproperty.com

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Metropole Properties are pleased to offer for sale this substantial one bedroom apartment situated on the 1st floor of a sought after new development in Lewisham.

Benefiting of 990 lease (approx) and offered in an excellent condition throughout and situated less than 0.4 miles from Lewisham Mainline Station and DLR and close to Lewisham Shopping Centre and the Market, this impressive modern apartment would make an ideal first time buy and buy to let property.

Further benefits include:

Porter/ Concierge services

Central heating

Double glazing

Low energy LED recessed downlights

Fully fitted integrated contemporary kitchen

Landscaped communal roof gardens

Early viewing is recommended!

Asking Price: £289,500 Subject To Contract.

Leasehold remaining: 991years approx

Council Tax Band C - Lewisham Council **£1,712.24 approx**

1. AML regulations:

Intending purchasers will be asked to produce identification documentation at a later stage.

2. General:

While we endeavor to make our sales particulars accurate, fair, and reliable, these are only a description and general guide to the property. Kindly contact our office should you require further details or clarification before requesting a viewing and we will be pleased to check the position for you.

3. Particulars:

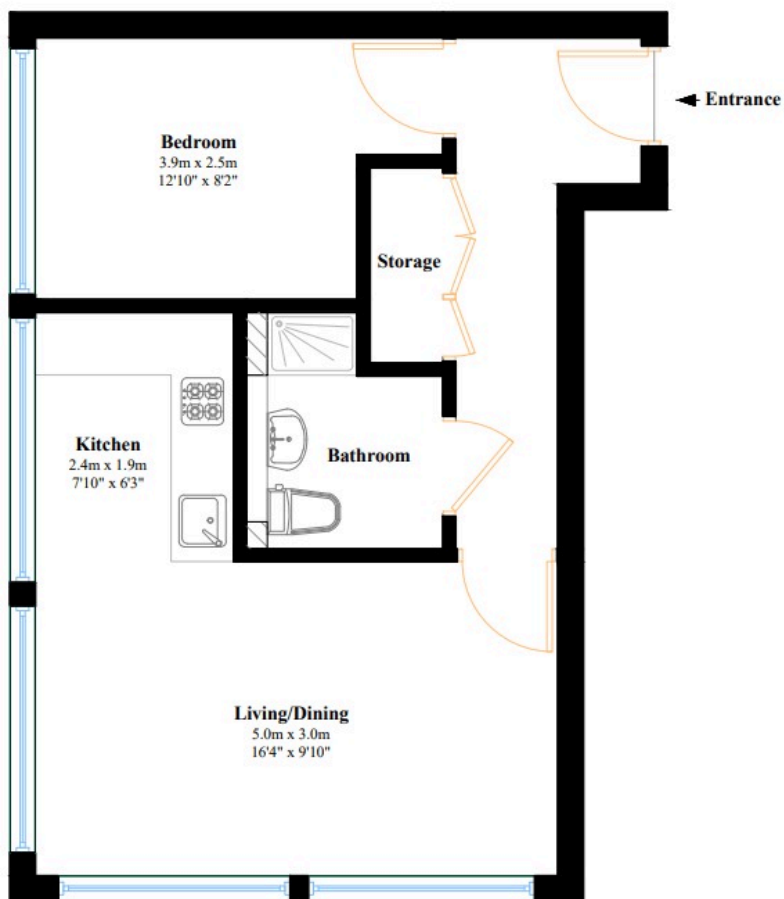
These particulars are issued in good faith. However, Particulars do not constitute representations of fact and do not form part of any offer or sale contract. The matters referred to in the particulars should be independently verified by prospective buyers.

4. Measurements:

The measurements indicated in the description and on the floor plans are supplied for guidance only and as such must be considered incorrect.

5. Services:

Please note that we have not tested the services or any of the appliances in this property. Therefore, we strongly advise prospective buyers to conduct their own surveys or service reports before finalizing their purchase.



Total Approx Internal Area 41.7 SQ.M/449 SQ.FT

Disclaimer: As to the accuracy of this rendering, all measurements and floorplan details are for informational purposes only.

Drawing supplied by:
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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