



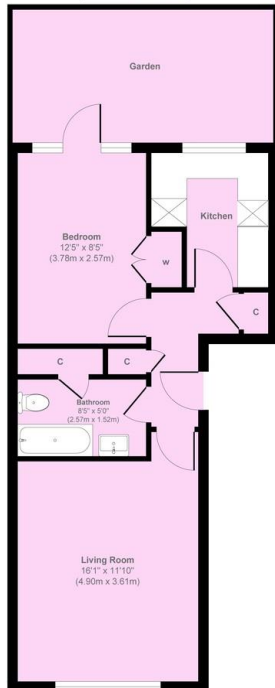
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LONGBRIDGE WAY, LONDON, SE13 6PW
ASKING PRICE OF £240,000





Longbridge Way, Lewisham SE13



Floor Plan
Approximate Floor Area
461 sq. ft
(42.82 sq. m)

Approx. Gross Internal Floor Area 461 sq. ft / 42.82 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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DESCRIPTION

For sale is this purpose built flat, which has direct garden access. Built by Ideal Homes in 1988, the flat is centrally located making it perfect for a choice of train stations: Ladywell, Lewisham, DLR, Hither Green. The flat is on the ground floor and has an Entrance Hall, Living room with separate kitchen and a bathroom. There are several useful storage cupboards and a wardrobe. The flat is in basic condition and clean.

The the incoming buyer is likely to fit a new kitchen and make the home, 'their own'. The back door leads onto a large and well loved residents garden, the immediate section of which, ground floor residents use privately. The lease is circa 965 years with a reasonable service charge. #AskBeaumont

OUTSIDE GARDENS

The bedroom door lead onto a large garden to the rear. The garden is shared, but the immediate section of garden is generally used by the garden flats, used as their own. For instance ,owners will place sunchairs and picnic tables outside the back of the flat.

PARKING

ADDITIONAL INFORMATION

We are given to understand that the following information is true. Please satisfy yourselves of this information before proceeding to offer.

Lease: 999 years from 1988. (so 965)

Service Charge: £1140pa.

Ground Rent: £80pa.

Council Tax Band 'C' | £1614.94.

The heatina is electric - ceilina heatina.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		