



**Flat Lee High Road, London, SE12 8RU**

**£ Share of Freehold**

A large one bedroomed conversion flat on the top floor of this grand Victorian building, well located just ½ a mile from Blackheath, Hither Green (nicest walk via Manor House Gardens) and Lee stations, and only a little further from the Zone 2 and DLR in Lewisham which is easily accessed by frequent buses which stop just outside.

The flat has a generous hallway, a very large and well-proportioned reception room, double bedroom with full wall of wardrobes and south-facing sash window, well fitted kitchen with window to the side and bathroom.

**The Accommodation Comprises:**

Entrance Hall, Reception Room, Kitchen, Bedroom, Bathroom, Gas Central Heating, No Chain.

**EPC: D COUNCIL TAX BAND: B (Lewisham)**

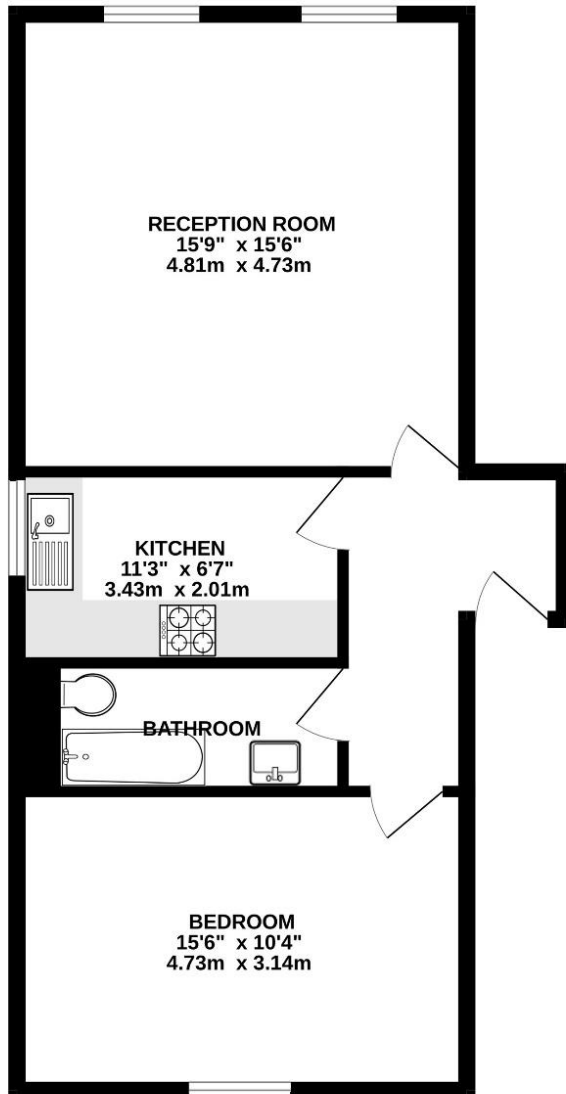
**LEASE TERM: 125 years from 25/03/93**

**GROUND RENT: £0 MAINTENANCE: £3,540.44** (including £1200 contribution to reserve fund)





SECOND FLOOR  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 5/2024

**Viewing strictly by appointment through Comber & Company 020 8318 9666 sales@comberandco.co.uk**

**We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.**