

Granville Park London SE13

Price £599,950 Leasehold

Bedrooms: 2 Receptions: 1 Bathrooms: 1

A lovely bright and spacious two double bedroom conversion flat located in this highly desirable location just 0.3 of a mile from Lewisham DLR and station, and a similar distance to the open Heath. The flat has been tastefully refurbished to a high standard. Energy Efficiency Rating D.

John Payne

These details available online johnpayne.com/P207876
at viewing on 020 8318 1311

 onTheMarket.com

A lovely bright and spacious two double bedroom conversion flat located in this highly desirable location just 0.3 of a mile from Lewisham DLR and station, and a similar distance to the open Heath.

The flat has been tastefully refurbished to a high standard and benefits include a private entrance, direct access from two rooms onto a patio and large communal garden, stylish modern kitchen with built-in appliances, spacious entrance hallway, high ceilings and a larger than average bathroom. Energy Efficiency Rating D

ENTRANCE

Steps leading down to private front door.

Entrance Hall

A large space with Slate floor, built-in cupboard, PIR activated LED skirting lights, period style radiator, additional deep storage cupboard which houses plumbing for washing machine and space for tumble dryer, wall mounted combination boiler.

Reception Room

A good size reception with a high ceiling, bay sash window to the front, covered radiator, fireplace with wood burning Burley stove, engineered oak floor, high skirting, dimmable LED spotlights. Opening leading round to semi open plan kitchen area.

Kitchen

Fitted with a good range of base and wall units in high gloss white with contrasting oak worktop surfaces, inset 1½ bowl stainless steel sink with chrome mixer tap, inset NEFF induction hob with overhead extractor fan, built-in integrated NEFF fan assisted electric oven with fold away door, integrated dishwasher, integrated fridge/freezer, splashbacks in slate, understrip lighting and overhead concealed coloured lighting, Sonos ceiling speakers, high level sash window to the side. Door leading to:-

***Large Cellar Storage Area**

Providing excellent ample storage.

*Please note that this area is not in the private demise of the property, but has the only access to it.

Bedroom 1

A good size double room with a high ceiling and French doors leading out onto the patio, built-in wardrobes, deep coving, covered radiator, dimmable LED spotlights, double glazed units

Bedroom 2

Accessed from reception room. A good size room with a high ceiling currently used as a study/guest room with French doors leading out on to a patio area, engineered oak floor, covered radiator, additional high level window to the rear, deep coving, fitted shelves, dimable LED spotlights,.

Bathroom

A larger than average room fitted with a contemporary suite with concealed cistern. WC, wall mounted white sink with chrome mixer taps, Victorian style chrome heated towel rail, enclosed bath with chrome mixer taps, open shower area with glazed partition, large overhead shower, chrome Grohe wall mounted mixer taps and a separate hand held shower unit, underfloor heating, contemporary radiator, extractor fan, two windows to the side with frosted glass, and radiator, fitted shelves, Sonos ceiling speakers.

OUTSIDE

To the Rear

There is a patio area with steps leading down to the communal garden.

Communal Garden

The garden is currently arranged as a lawned open space.

TOTAL APPROX. INTERNAL FLOOR AREA:
1019 SQ.FT. (94.7 SQ.M.)

TENURE: LEASEHOLD

Please note it has not been possible to inspect the title documents and we are therefore unable to state accurately any lease details. We have however been advised by the vendor that there are approximately 981 years remaining on the lease. These particulars and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

CHARGES

Service Charge: £800 per annum

Our Ref: LC/pd/0517/63a

Local Authority

Lewisham London

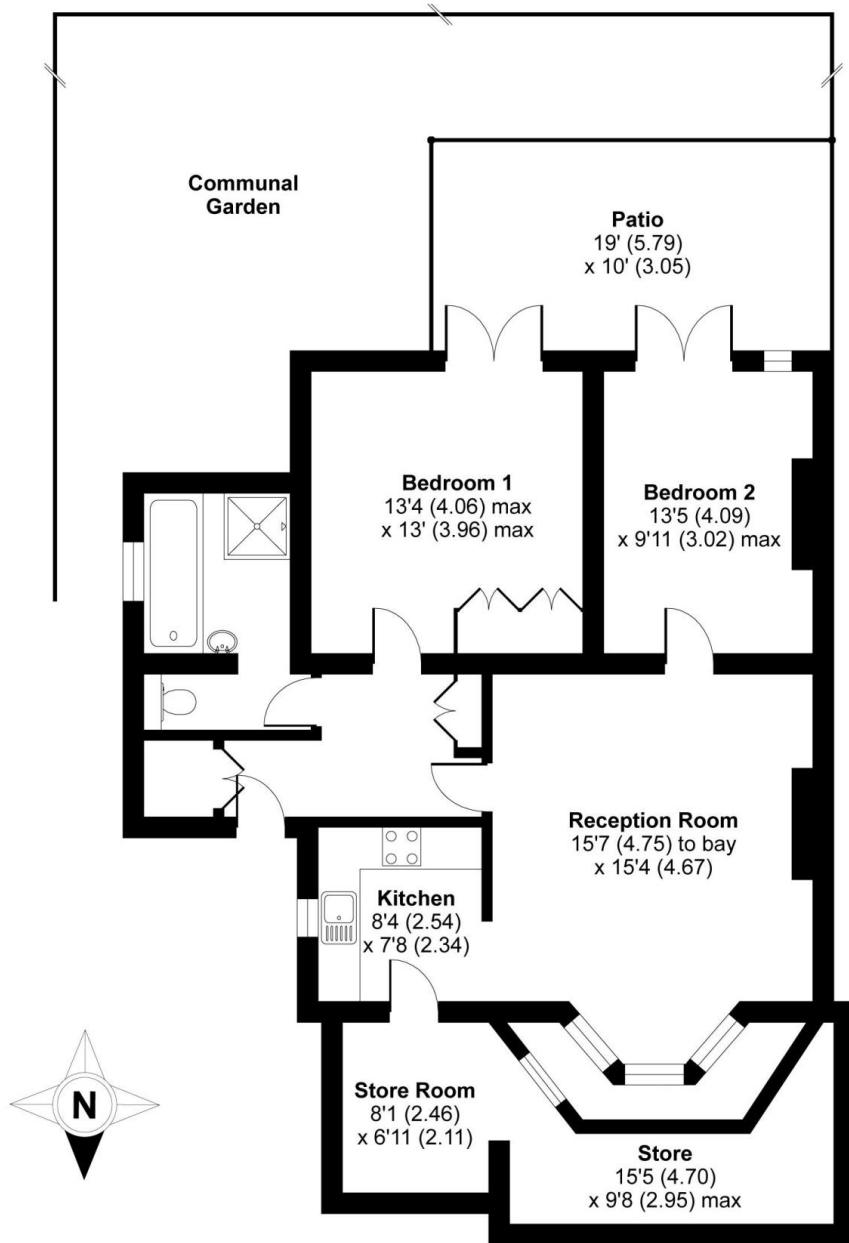
Viewing Arrangements

Viewing by prior appointment through vendor's agents John Payne on 020 8318 1311
1 Montpelier Vale, Blackheath, Blackheath, London, SE3 0TA
or email us on blackheath@johnpayne.com



Granville Park, London, SE13

APPROX. GROSS INTERNAL FLOOR AREA 1019 SQ FT 94.7 SQ METRES (EXCLUDES COURTYARD)



LOWER GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval. Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We are members of The Property Ombudsman scheme for estate agents & subscribe to their Code of Practice.

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