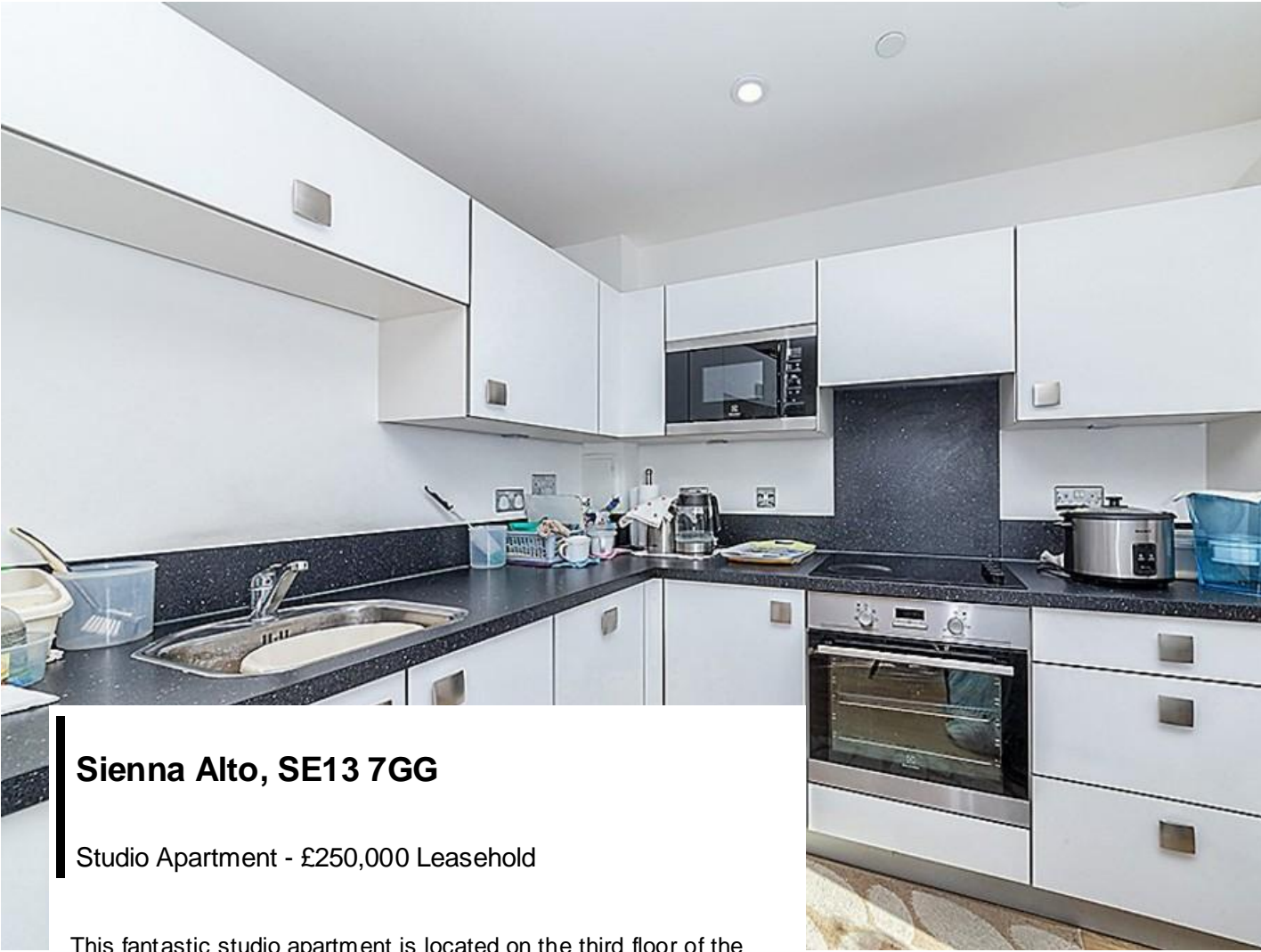


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**Sienna Alto, SE13 7GG**

Studio Apartment - £250,000 Leasehold

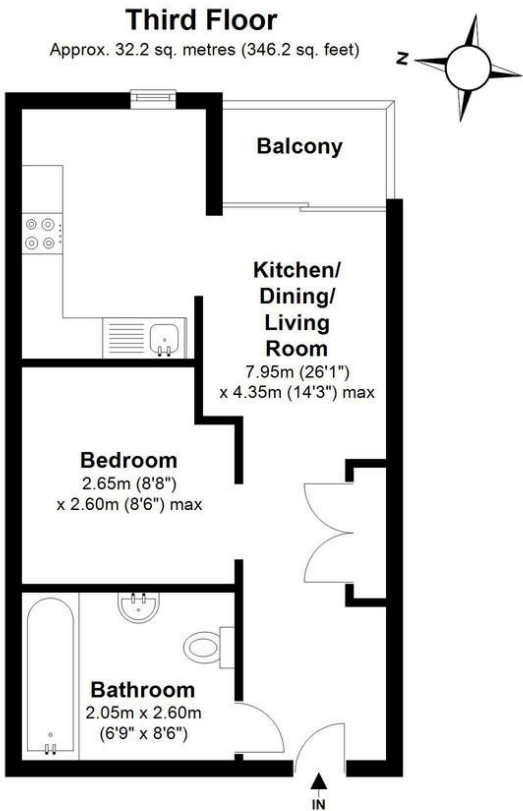
This fantastic studio apartment is located on the third floor of the stunning Sienna Alto, which forms part of the Renaissance Development.

The apartment comprises a generous reception room, including a fully fitted kitchen with range of integrated appliances, leading out to a private balcony; a separate sleeping area, large enough to host a double bed; as well as a modern bathroom finished to a good standard. This apartment has been well maintained throughout & is located within a large regeneration scheme happening in the Lewisham Borough, making this an ideal investment opportunity. Additional benefits include a 24 hour concierge.

Transport links include Lewisham Station only moments away offering access to the DLR (Docklands Light Railway) & a South Eastern line making Central London & beyond easily accessible

KEY FEATURES

- Studio Apartment
- Third Floor Location
- 346 Sq. Ft. Internally
- 24 Hour Concierge
- Moments from Lewisham Station
- Great Investment Opportunity
- Private Balcony
- Well Maintained Throughout



Total area: approx. 32.2 sq. metres (346.2 sq. feet)

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to correctness do each statement. Any areas, measurements or distances quoted are approximate.  
88Photo.co.uk

**Tenure**

Lease Expires	120 Years Remaining
Ground Rent	£250 Per Annum
Service Charge	£880 Per Annum
Local Authority	Lewisham London Borough Council
Council Tax Band	B

**Leasehold**

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copy right of all details, photographs and floorplans remain exclusive to Madison Brook International.

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