



## Lloyd Villas, Lewisham Way, SE4 1US

### £465,000 O.I.E.O. Leasehold

Located in the Brockley Conservation area, this 2-double bedroom, 2-bathroom purpose-built flat with communal gardens, is located on the first floor of this exclusive development of stylish flats and houses.

Boasting a light and airy feel throughout, it comprises a reception room, a separate kitchen, a master bedroom with an en suite, another double bedroom and a bright family bathroom.

Other benefits include an allocated car parking space, a communal garden, double glazing and central heating throughout.

It is located a short walk from St Johns, Lewisham and Brockley stations meaning easy access to all parts of London using mainline, Overground or DLR services.

The area has a growing café and restaurant culture. One place of note nearby is Meze Mangal, an award-winning Turkish restaurant which has a fantastic open BBQ and offers great value for money.

For a post work drink or Sunday lunch pop along to The Brookmill or the Talbot. You can pick up fresh fruit and veg every Saturday from the award-winning Brockley Farmers' market which is just around the corner on Loampit Vale.

Further amenities can be found in the centre of Brockley and the boutique shops, cafes and restaurants in Blackheath and Greenwich are also within easy reach.

There are some great primary schools locally including Myatt Garden, Ashmead and Lucas Vale.



## Photos



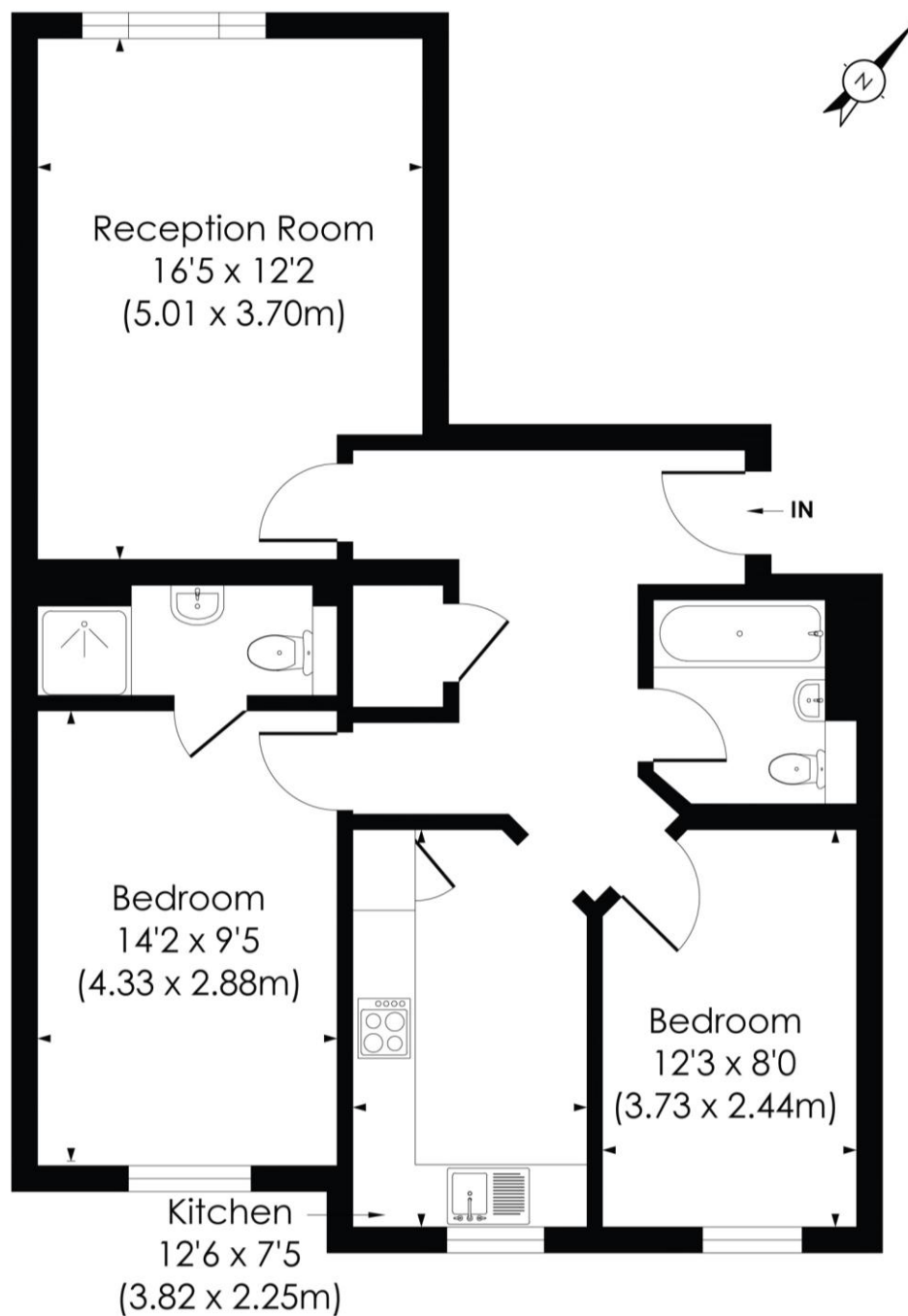
## Photos



## Floor plan

Approx. Gross Internal Floor Area

**730 Sq. ft/67.82 Sq. m**



## FIRST FLOOR

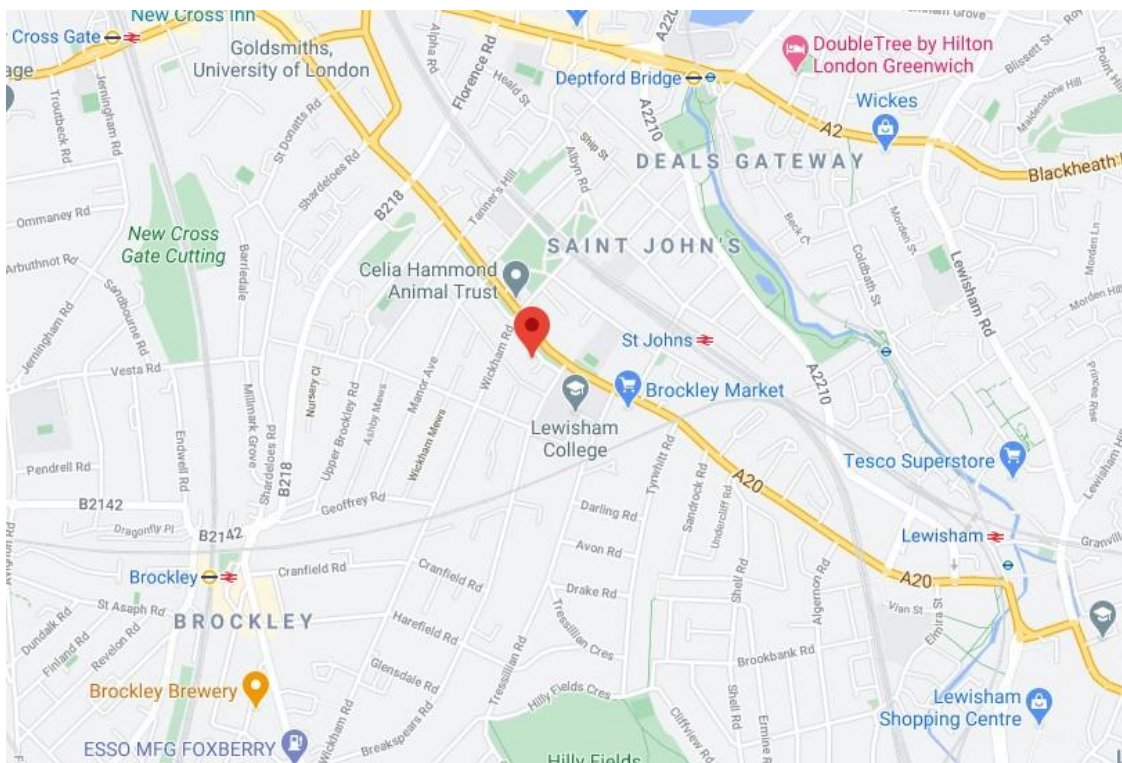
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PROPERTY MARKETING

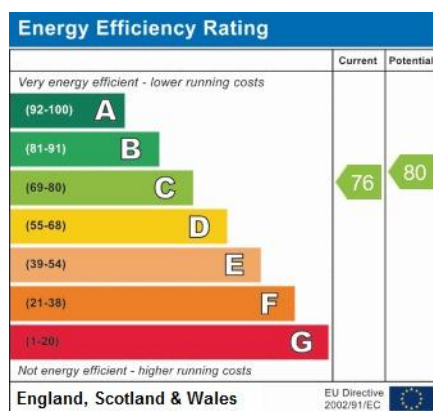
This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: 102 years remaining (125 years from September 1997)  
 Service charge: £1,200 per annum inc building insurance  
 Ground rent: £200 per annum



St. John's, Lewisham



Brockley/New Cross Gate



Lewisham

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### Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: 239.20