



## Johns Court, Gillian Street, SE13 7AL

£359,999 Leasehold

We are pleased to offer this well-presented 2-bedroom ground floor flat, with direct access to its own private garden. The property is located close to Ladywell Station and is offer for sale with no chain.

The property comprises of a light and airy living room, 2 bedrooms, a new stylish bathroom, a newly fitted modern kitchen, which includes an integrated oven, hob and extractor fan, with door leading out to its own private garden.

The property also benefits from oak wood flooring, double-glazing, and gas fired central heating.

The flat is located a two-minutes' walk from Ladywell station from where there are regular national rail services into London Bridge, Charing Cross and Cannon St. Lewisham DLR is just one stop away for easy access into Canary Wharf.

For anyone wanting the London Overground, the nearest station is Brockley for services to Shoreditch and Highbury and Islington. Crofton Park station also provides a fast link to Victoria and Blackfriars.

The high street in Ladywell has a village-like feel with a variety of shops including coffee shops, a highly-regarded local butcher's and deli, and a popular gastropub. Further amenities can be found in Brockley and in the centre of Lewisham including department stores and high street favourites.

The open spaces of Ladywell Fields and Hilly Fields are just around the corner where there are free tennis courts, children's play areas, cafés, a cricket pitch.

Hilly Fields has a regular farmers' market and the well-known Brockley Market is within easy walking distance on a Saturday morning.

Photos



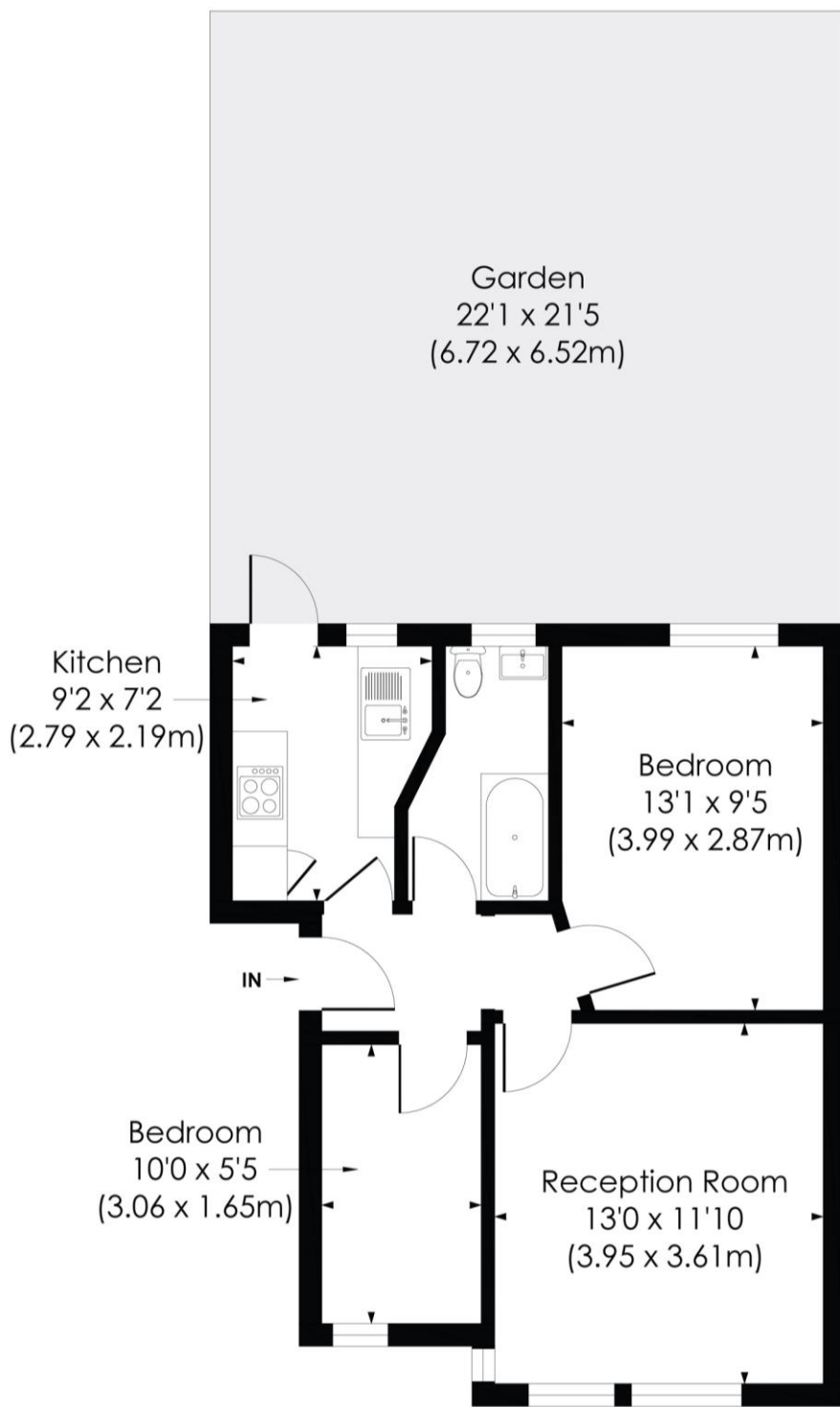
## Photos



Floor plan

Approx. Gross Internal Floor Area

**496 Sq. ft/46.05 Sq. m**



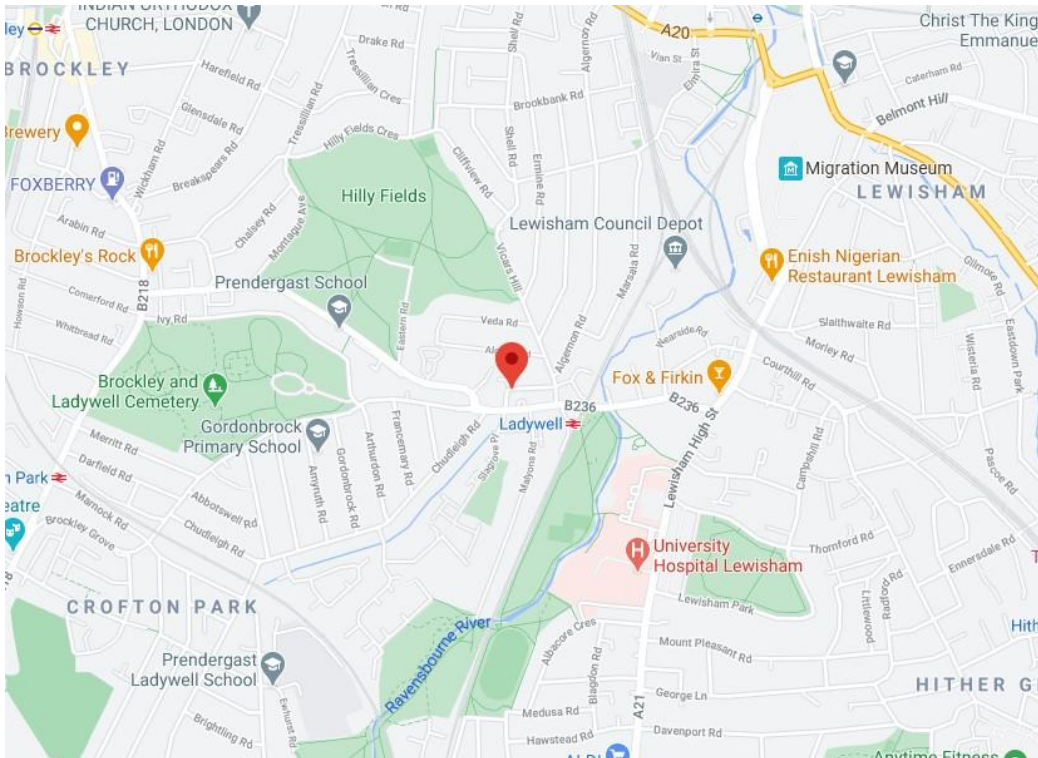
GROUND FLOOR

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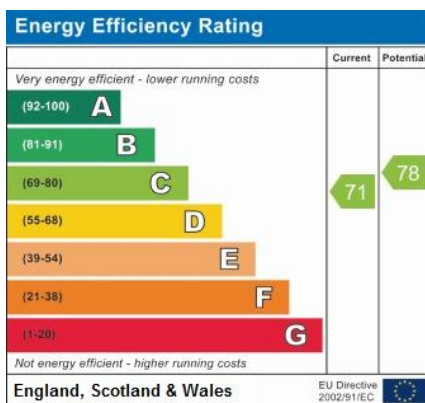


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility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

## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: Leasehold - The lease is currently being extended by the current owner to in excess of 200 years  
 Service charge: to be advised  
 Ground rent: £250 pa



Ladywell, Crofton Park



Brockley



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: 169.20