



Venice Corte, 2 Elmira Street, Lewisham, London, SE13 7FW

POA

We are pleased to offer this show flat furnished two-bedroom apartment with terrace on the 2nd floor of the award winning Renaissance development with courtyard garden and sharing the same site as the Glass Mill Leisure Center and Pool Complex across the street from Lewisham DLR Station and Bus Complex.

- Two double bedroom apartment
- Two bathrooms
- Open plan kitchen
- Second floor with huge terrace
- On-Site gym



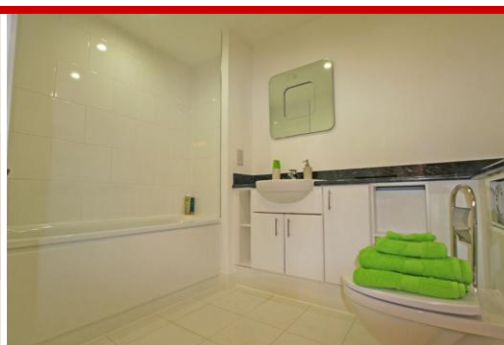
Property Description

We are pleased to offer a two-bedroom apartment with terrace on the 2nd floor of the award winning Renaissance development (with on-site gym and 25m pool) in the heart of Lewisham.

This new two-bedroom apartment offers a contemporary feel with an open plan living space. The kitchen is fitted with stylish and up to date appliances and there are two good-sized bedrooms. The master bedroom is fitted with an en-suite and there is a separate full bathroom. The property offers plenty of storage space as well as a terrace, which covers the length of the apartment and is accessible from the living room and both bedrooms. On-site is a gym with a 25-metre pool and the development is close to a variety of local amenities.

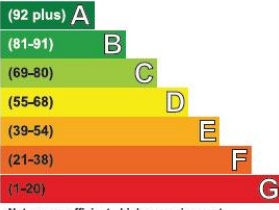
Venice Corte is the second phase of this hugely popular Renaissance development. Offering 176 new private homes every apartment features either a balcony or a terrace. Amenities will include 24 hour concierge, health and fitness suite with a 25 metre swimming pool, cafe, business and retail units, piazzas and public spaces.

Lewisham with its built up high street and shopping malls has always been a favourite living place for many Londoners. While Central Lewisham has a large high street and there is also a multi-storey shopping mall, local shopping includes a charming farmers market and a proposed 24hr Tesco. Notwithstanding the above, a couple of minutes and you are in a selection of local restaurants and bars, or one can wander a little further to sample what nearby Historic Greenwich and Blackheath have to offer. Lewisham is an easy reach to Greenwich Park, which has been granted "Royal" status, and riverside walks along the Thames. Other leisure facilities include bowling, bingo and a cinema all within easy walking distance. In terms of transportation, DLR trains from Lewisham takes just 6 minutes to Greenwich, 9 minutes to London Bridge and 17 minutes to reach Canary Wharf. Another good statistic is that it is a 5 minute journey time to Greenwich and the University there, 35 minutes to LSE.



Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
86	86

G (1-20) F (21-38) E (39-54) D (55-68) C (69-80) B (81-91) A (92 plus)

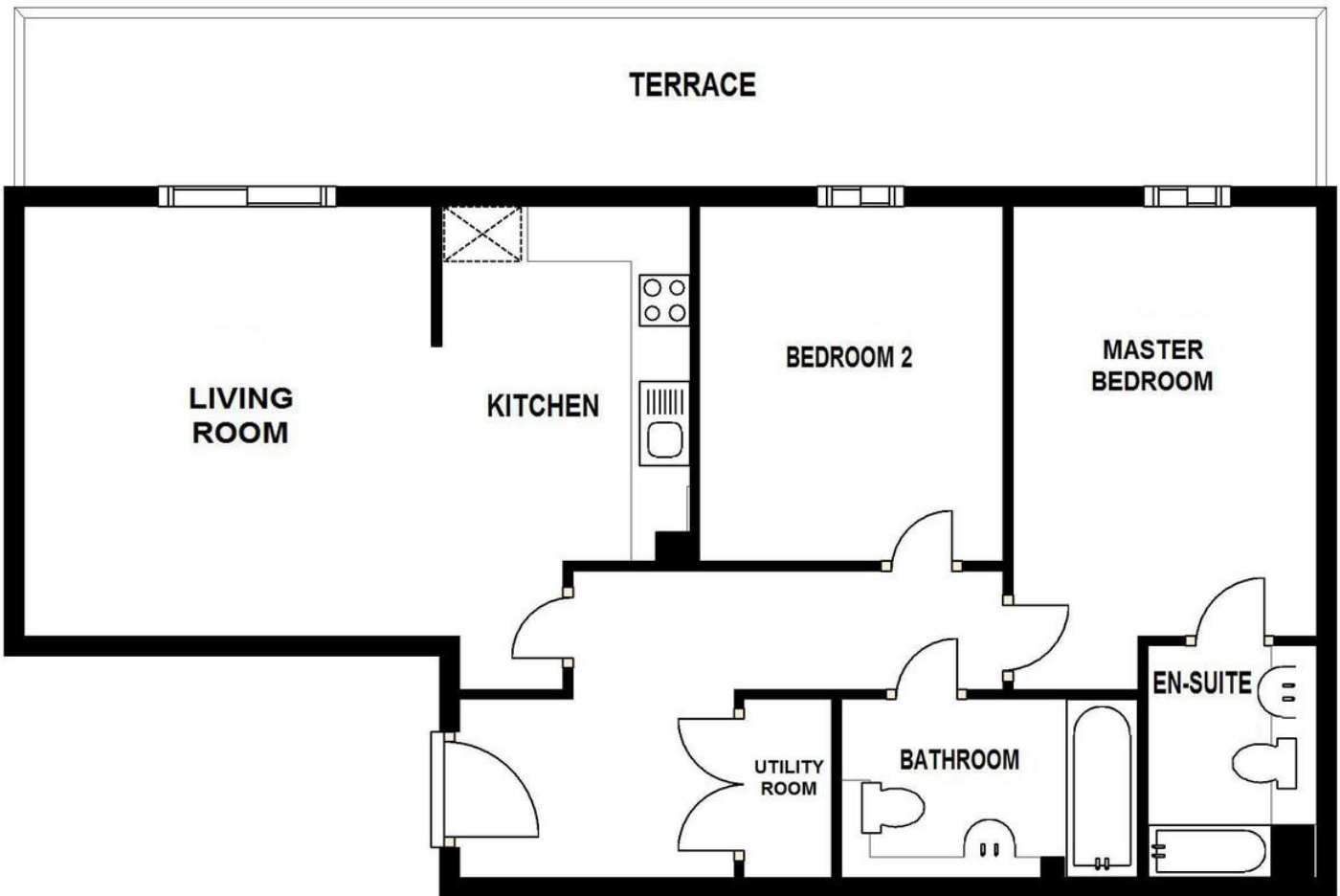
Higher CO₂ emissions

Lower CO₂ emissions

Potential rating 93

SECOND FLOOR

Approx. 65.1 Sq. Metres (701 Sq. Feet)



655 Commercial Road, London, E14 7LW

Disclaimer
 River Habitat, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily a complete representation of the property. Photographs are taken using a wide angle lens camera. 3. It should not be assumed that the property has all necessary planning, building regulations or other consents and River Habitat have not tested any services, equipment or other facilities. Purchasers must satisfy themselves by inspection or otherwise