

# Franklyn James



2 Elmira Street, SE13 7FQ  
£365,000

Franklyn  
James



## 2 Elmira Street, SE13 7FQ

**£365,000**

A stunning 12th-floor apartment nestled within one of Lewisham's most esteemed developments. Enjoy the panoramic views from the height of the 12th floor, allowing natural light to grace the contemporary interiors throughout the day. Boasting two spacious bedrooms and two modern bathrooms, this residence offers a blend of sophistication and comfort.

This meticulously designed apartment features a well-appointed kitchen equipped with modern appliances, complemented by an inviting living space perfect for relaxation and entertainment. With its strategic location, residents have easy access to the vibrant amenities of Lewisham while relishing the tranquillity of this elevated haven.

Perfectly located for the convenience of Lewisham Railway & DLR as well as local amenities and shops. There is also an abundance of shopping facilities with nearby Lewisham high street being a stones throw away where you will find restaurants, boutique shops and coffee shops.

Tenure - Leasehold  
Remaining Lease Length - 114  
Ground Rent - £225pa  
Service Charge - £2330 approx  
Tax Band - C, London Borough Of Lewisham

## Description

- 12th floor apartment with stunning views
- Generously sized bedrooms
- 2 modern bathrooms
- Close to Lewisham railway station & DLR
- A range of local amenities
- Private balcony



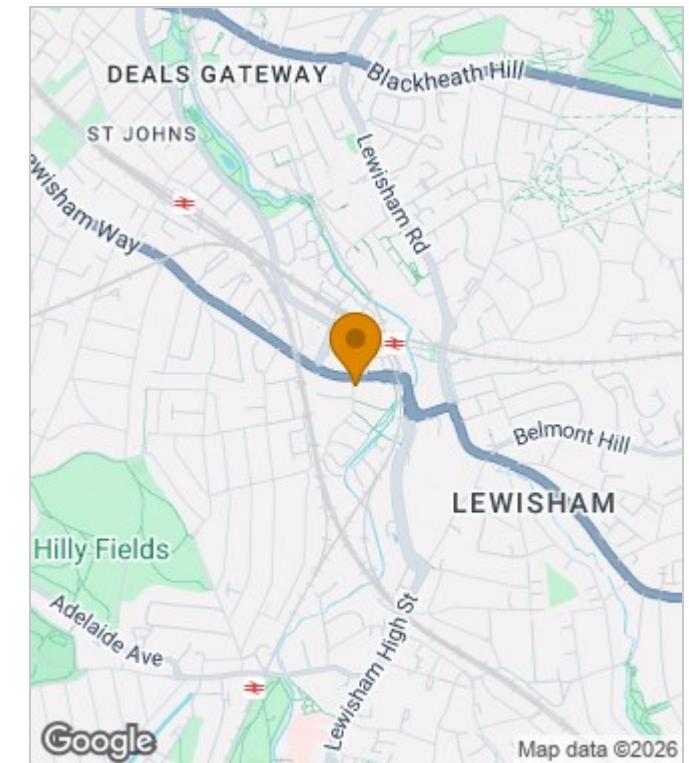
null

Council Tax Band: C

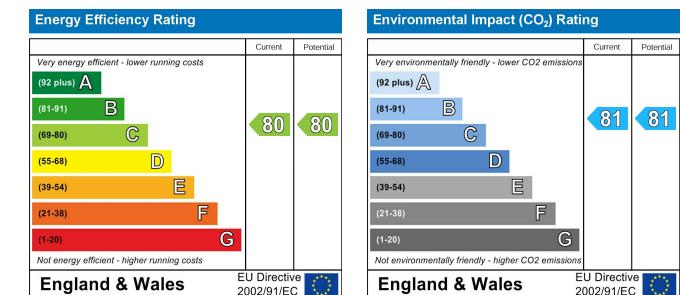
Available:



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Franklyn  
James**

29 Narrow Street, London, E14 8DP  
Tel: 02077911777 Email: [lettings@franklynjames.co.uk](mailto:lettings@franklynjames.co.uk) <https://www.franklynjames.co.uk>