



Celestial Gardens, London, SE13 5RP

£ Leasehold

A two bedroom flat on the first (middle) floor, one of just six in the building located by the automatic entry gates of this attractive development, surrounded by well-tended, landscaped grounds. There is excellent natural light and outlook from the south-facing bay windows in the reception room and the windows in the kitchen, bathroom and second bedroom face west. Both bedrooms have fitted wardrobes. Blackheath, Hither Green and Lewisham (zone 2 & DLR) stations are all approximately ½ a mile away.

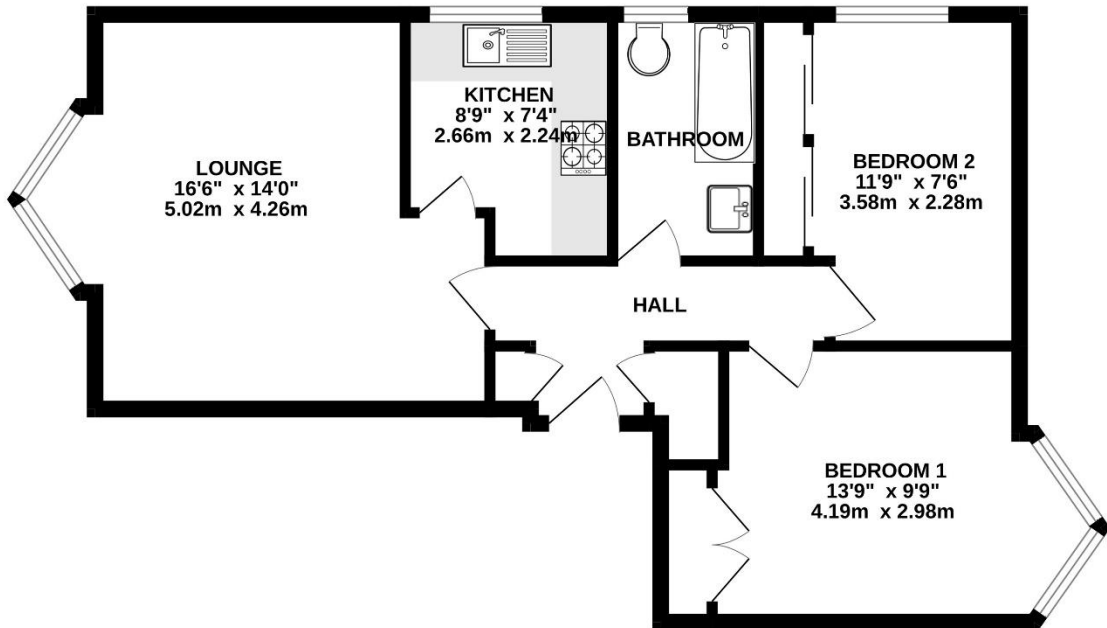
The Accommodation Comprises:

Entrance Hall, Reception Room, Kitchen, Two Bedrooms, Bathroom, Parking Space, Gas Central Heating, No Chain.





FIRST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PRICE:	£LEASEHOLD	
LEASE:	86 years unexpired	TO BE CONFIRMED
SERVICE CHARGE:	£2295p.a.	TO BE CONFIRMED
GROUND RENT:	£75p.a.	TO BE CONFIRMED
VIEWING:	Strictly by appointment through Comber & Company	
	020 8318 9666	sales@comberandco.co.uk

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.