

St Mildreds Road, Lee, London, SE12 0RA

- GUIDE PRICE £300,000 - £320,000
- ELECTRIC CENTRAL HEATING & DOUBLE GLAZING
- PRIVATE GARDEN & BALCONY
- TOP FLOOR
- SERVICE CHARGE £1,001 P.A
- RECENTLY FITTED SHAKER STYLE KITCHEN
- SPACIOUS & WELL PROPORTIONED
- CHAIN FREE
- GROUND RENT £10 P.A
- LEASE - 89 YEARS REMAINING

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DESCRIPTION

GUIDE PRICE £300,000 - £320,000. CHAIN FREE.

Very spacious, light & bright 2-bedroom second floor flat, with a private garden & balcony, close to Lee Station (Zone 3) & fully refurbished in 2022. The kitchen design was very well thought out & features lots of storage & workspace.

We feel this stunning flat has been finished to a high standard and is a fantastic opportunity for the next owner to put down roots in a turnkey ready home that is well positioned for access to Lee Station, bus routes (including the SL4 due to commence in 2025), local shops, bars & restaurants. Hither Green is also easily accessible on foot. In terms of green spaces, occupiers will be spoilt for choice with Manor House Gardens & Northbrook Park both nearby. Slightly further afield, approx. 1.4 miles away, is Blackheath Village.

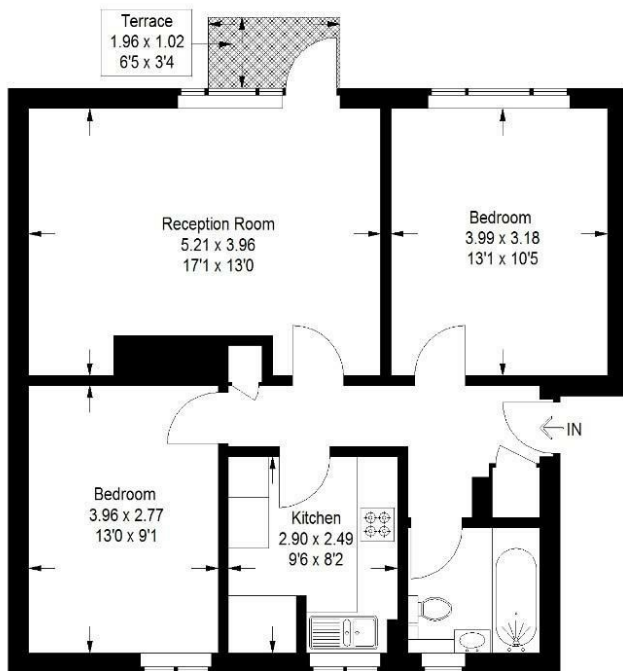
The private garden to the rear of the building provides outside space in which to enjoy reading a book with a drink or dinner outdoors. The space comes with a greenhouse and mature fruit trees, and for those with green fingers it could be turned into a great patch for growing flowers, plants & vegetables.



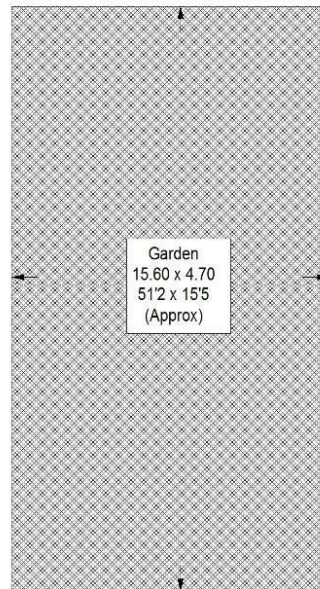


St. Mildreds, SE12

Approximate Gross Internal Area
65.1 sq m / 701 sq ft



Second Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1064647)

Viewings

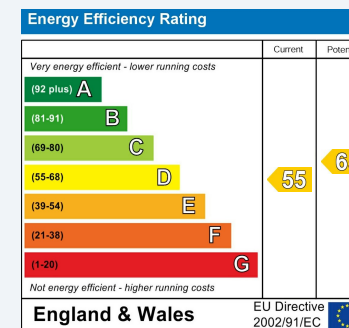
Please contact lee@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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