



166 Burnt Ash Hill, Lee, London, SE12 0JD

- GUIDE PRICE £240,000 - £250,000
- APPROX. 50 SQ METRES G.I.A.
- NO ONWARD CHAIN
- GREAT LOCATION
- REDECORATED THROUGHOUT
- NEWLY FITTED FLOORING
- DOUBLE GLAZING
- 0.6 MILES TO LEE STATION

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DESCRIPTION

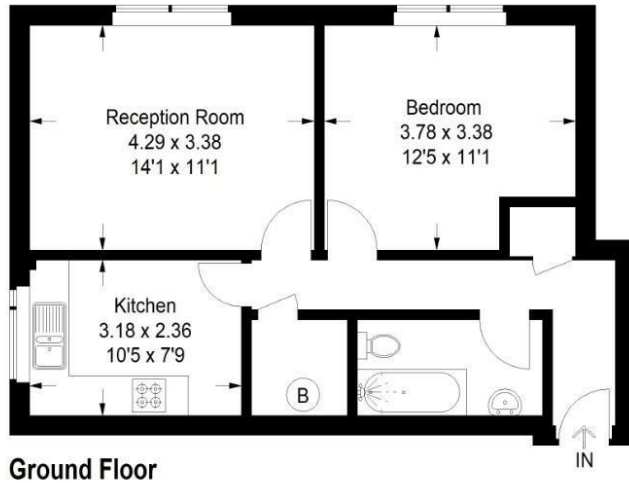
Well-proportioned 1- bedroom ground floor flat for sale with no onward chain & located on Burnt Ash Hill. The property has just been redecorated & features newly fitted carpets & vinyl flooring.

The property is well positioned for easy access to Lee or Grove Park Station as well as local shops, amenities & greenspaces. The ever-popular Crown gastropub is also only a short walk from the property. The nearby towns of Lewisham, Blackheath & Bromley are also accessible by foot or public transport.





Nicholas Court, SE12
 Approximate Gross Internal Area
 50.4 sq m / 543 sq ft



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. (ID1136917)

Viewings

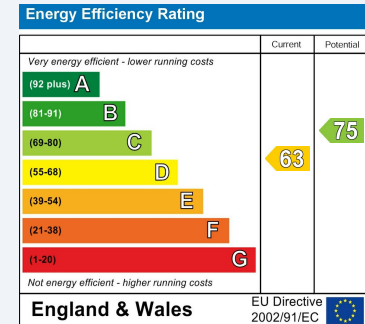
Please contact lee@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



37 Burnt Ash Hill, Lee, SE12 0AE
 Tel: 020 8851 5101 Email: lee@hunters.com <https://www.hunters.com>

