



## St Mildreds Road, , London, SE12 0RD

- GUIDE PRICE £265,000 - £275,000
- LARGE CONVERSION FLAT
- NO CHAIN
- DOUBLE GLAZING
- TOP FLOOR
- SOUTH FACING BALCONY
- CLOSE TO LEE STATION
- GAS CENTRAL HEATING
- SHARE OF FREEHOLD

**Guide Price £265,000 - £275,000**





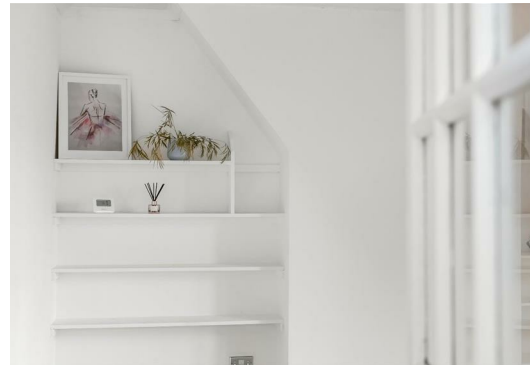
# St Mildreds Road, , London, SE12 0RD

## DESCRIPTION

**Guide Price £265,000 - £275,000. Share of freehold! Large, light and bright 1-bedroom top floor flat, with south facing balcony and benefiting from share of freehold for sale in Lee. With the bedroom backing onto gardens and views of Canary Wharf.**

**Large conversion flat with Double-Glazing installed in 2023, a recently fitted gas boiler, boarded loft with access ladder, spa bath and laundry storage.**

**Nearby is a good selection of local shops, schools & friendly eateries in both Lee and nearby Blackheath, as well as greenspaces such as Northbrook Park, Manor House Gardens and Horn Park. Lee (Zone 3) and Grove Park (Zone 4) stations offer quick access to central London. The new Surperloop bus route will be connecting Grove Park station to Canary Wharf in 2025.**

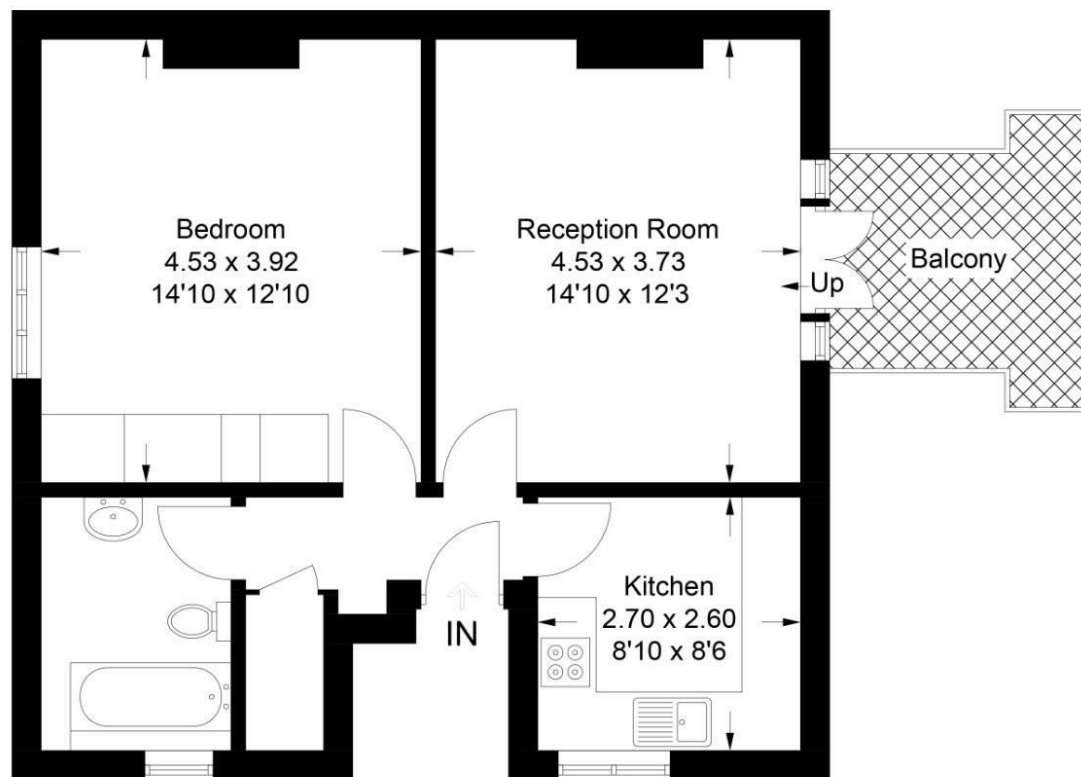






## St. Mildreds Road, SE12

Approximate Gross Internal Area = 53.6 sq m / 577 sq ft



### Second Floor

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. (ID926028)

### Viewings

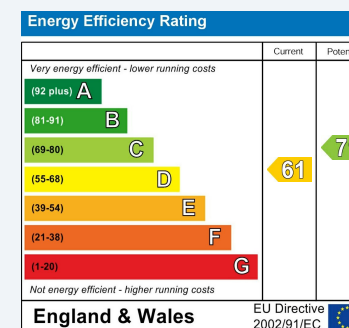
Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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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