



## 4 Cambridge Drive, Lee, London, SE12 8AJ

- GUIDE PRICE £275,000 - £295,000
- FEATURES NEWLY FITTED CARPETS
- SHARED GARDEN
- ONE BEDROOM TOP FLOOR FLAT
- SOUGHT AFTER ROAD CLOSE THE LEE/BLACKHEATH BORDER
- AVAILABLE WITH NO ONWARD CHAIN
- APPROX 47 SQUARE METRES
- SHARE OF FREEHOLD
- CLOSE TO LOCAL SHOPS AND GREENSPACES

**Guide Price £275,000 - £295,000**





# 4 Cambridge Drive, Lee, London, SE12 8AJ

## DESCRIPTION

Share of freehold, light, bright & well-proportioned 1-bedroom top floor flat for sale in Cambridge Drive, a location that offers easy access to Lee Station (approx. 0.35 miles away) and Blackheath Village (approx. 0.8 miles away). The property features double glazing, gas central heating & newly fitted carpets.

To the rear of the building is a generous garden shared between the six flats in the block.

The gross internal area is approximately 47 sqm and available for sale with no onward chain.

Nearby amenities include Lee Station, Sainsbury's, Manor House Gardens, Blackheath Village and Common.



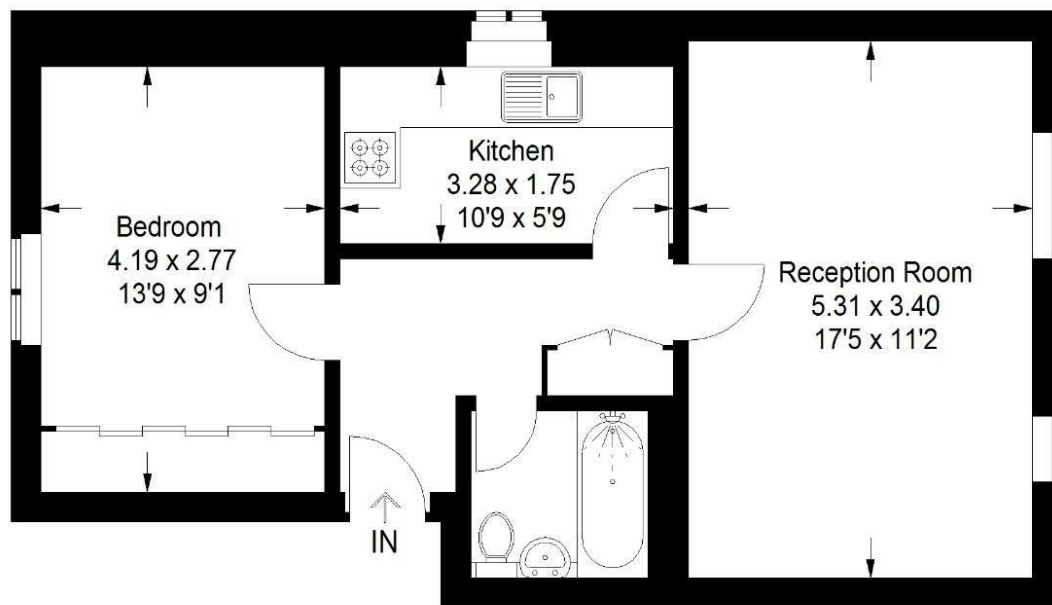






## Cambridge, SE12

Approximate Gross Internal Area  
46.9 sq m / 505 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. (ID1166733)

#### Viewings

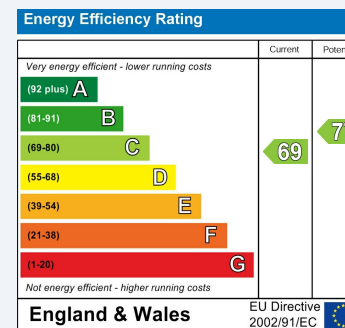
Please contact [lee@hunters.com](mailto:lee@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### 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.



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

