



Larkwood Avenue, London SE10
Guide price £425,000 Leasehold

 **JLL**





Description

EWS1 Compliant - Boasting 784 sq. ft. (72.8 Sq. M.) of internal space, and an impressive 25 ft private balcony, this stunning two-bedroom, two-bathroom flat comes to market. Located under a 15-minute walk away from Lewisham Station, this is the perfect first home for commuters.

The accommodation comprises; a welcoming entrance hallway with doors leading to all rooms and a large storage cupboard. The open plan reception room / kitchen is a generous size at 22'4 x 14'6 having been tastefully decorated in neutral tones with a single door leading out to the impressive 25 ft private balcony, perfect for sitting out with friends and family, enjoying a glass of wine after a long day at work. The kitchen has been thoughtfully arranged with an array of eye and base level units and integrated appliances. The primary bedroom is a larger than average double room at 15'2 x 11'3 with both built-in wardrobes and an en-suite shower room. The second bedroom also benefits from built-in wardrobes and is a second double room. Completing the property is the family bathroom, laid out with toilet, hand basin and bathtub.

This property is conveniently located within a short 10-minute walk from Greenwich Park and Blackheath. With its prime position, residents can easily access an array of shops, restaurants, and entertainment venues along Greenwich High Street. Commuters will find Canary Wharf just a 20-minute journey, while the City & Victoria can be reached in a mere 30 minutes using the DLR.

- Lease Remaining: 118 Years
- Service Charge: £2,890 P/A
- Ground Rent: £300 P/A
- Council Tax: C
- EPC Rating: B

- Bright & Spacious Two Bedroom
- Large Private Balcony
- Immaculate Interiors
- Perfect for Commuters
- 72.8 Sq. M. (784 Sq. Ft.) Internal Space
- Underfloor Heating Throughout
- Under 15-Minutes from Greenwich & Lewisham Stations
- EWS1 Compliant
- Council Tax: C
- EPC: B

Floorplan

784 sq ft | 73 sq m

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