



18 HALESWORTH ROAD LONDON, SE13 7TN

£325,000
LEASEHOLD

This ground floor Victorian conversion flat, with beautiful south-facing garden, is situated within close proximity to Lewisham, Ladywell and Brockley, With it's own private garden, the property also benefits from a bright and airy, open plan kitchen and reception area. There is also a good-sized double bedroom and a large, modern family bathroom and ample storage throughout, with wonderful period features. The service charge and ground rent is £150 per annum, with additional payments made when repairs and maintenance to the building are required.

Elverson Road DLR and St Johns (Southern Train Line) Station are both equidistant at just 0.2 miles each. With Lewisham DLR and Southern line also just 0.4 miles away. The property is also benefits from being a short walk from many local amenities including many pubs, bars and restaurants. It is also a few minutes walk to Brockley Farmers Market and the leafy, green open space of Hilly Fields.

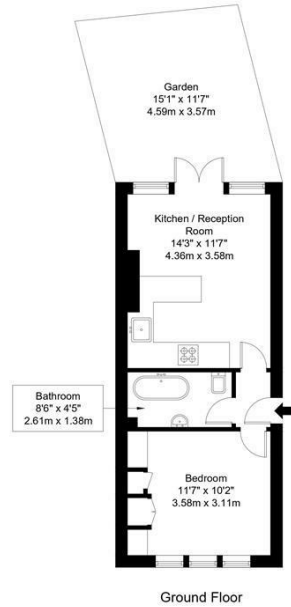
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Halesworth Road, SE13 7TN

Approx Gross Internal Area = 32.40 sq m / 349 sq ft

Garden = 15.19 sq m / 163 sq ft

Total = 47.59 sq m / 512 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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