



37C EASTDOWN PARK LONDON, SE13 5HU

£350,000
SHARE OF FREEHOLD

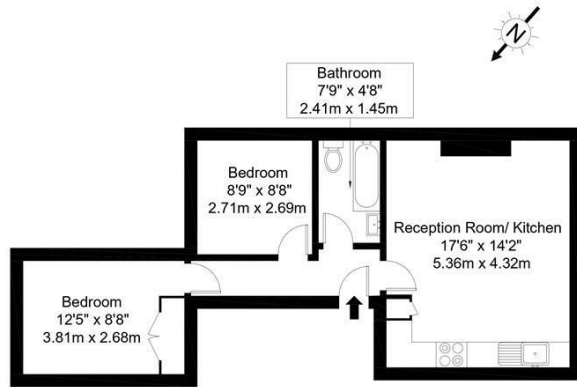
This SHARE OF FREEHOLD, two bedroom, first floor property boasts a large, open plan kitchen/reception area, as well as two double bedrooms and a modern bathroom suite. There is also a good-sized shared garden with the property as well.

Set just 0.4 miles from Hither Green Station, as well as 0.6 miles to Lewisham Station, this property has amazing connections to the City. Eastdown Park itself is a quiet residential street just a short walk from a wide range of fantastic amenities including the leafy Manor House Gardens & Lewisham Park. Lewisham Shopping Centre is also located nearby.

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Approx Gross Internal Area = 50.06 sq m / 538 sq ft



First Floor

Ref

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**BLEU
PLAN**

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. 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		62	77
(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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