



53 STONEYCROFT CLOSE

LONDON, SE12 0SN

£325,000
LEASEHOLD

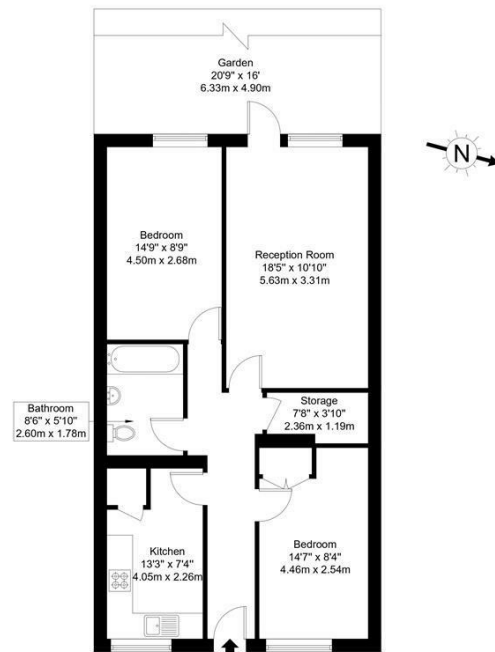
GUIDE PRICE £325,000 - £350,000 At 752 sq ft of internal space, this well-presented, ground floor, garden apartment has its own private front door and benefits from two double-bedrooms and offers bright and spacious accommodation in a quiet residential area. The double bedrooms come with ample built-in storage, whilst there is also a generous reception area and a separate, modern fitted kitchen. Also, there is a fitted family bathroom and a light and contemporary feel throughout. Outside, there is a spacious private garden, ideal for relaxing or outdoor entertaining. The property also benefits from off-street parking.

Located on a small, estate and pleasantly set within a well maintained Close that benefits from communal grounds. The property also benefits from being near Lee Station, which is just 0.2 miles away and offers a regular service to London Bridge, Charing Cross and Cannon Street and Blackheath Village and Lewisham Town centre with DLR are both easily accessible.

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Stoneycroft Close, SE12 0SN

Approx Gross Internal Area = 69.9 sq m / 752 sq ft



Ground Floor

Ref :

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**B L E U
P L A N**

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	76	79
(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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