



FLAT 38 CHERRYWOOD LODGE

LONDON, SE13 6UR

£275,000
LEASEHOLD

This spacious 635 SQ FT one bedroom apartment is conveniently located just 0.3 miles from Hither Green train station and benefits from a huge 76 SQ FT private balcony, with views of the iconic Hither Green Clock Tower. Internally the property consists of a large open plan living/reception area, a modern bathroom suite and a larger than average bedroom with built in wardrobes. The property also has ample storage throughout and further benefits from its own secure and allocated private parking space.

The property is situated in a sought-after area just 0.3 miles from the station. Hither Green is known for its community spirit and excellent transport links, making it easy to access London Bridge, Cannon Street and Charing Cross. There is plenty of green space, both Mountsfield Park and Manor House Gardens just a short walk away. Local amenities include fantastic independent cafes and shops. Within the development there is a gym (at additional cost), Tesco Express and also an on-site caretaker.

DouglasPryce

Birdwood Avenue, SE13 6UR

Approx Gross Internal Area = 58.9 sq m / 635 sq ft
Balcony = 7.06 sq m / 76 sq ft
Total = 65.96 sq m / 711 sq ft



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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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