

LEASEHOLD



Flat

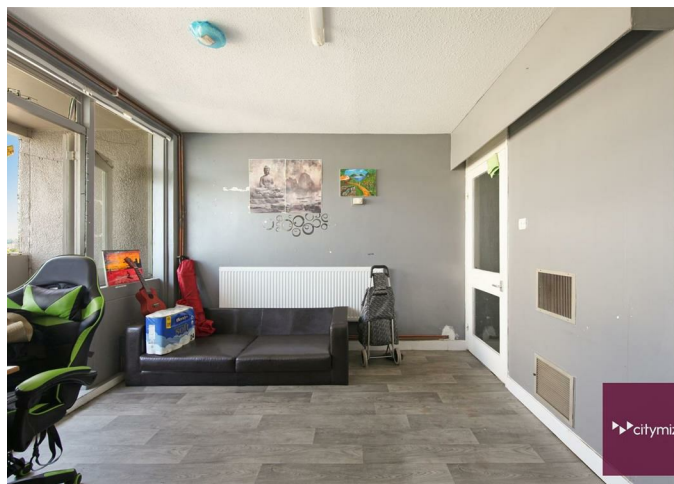
OAKENHOLT HOUSE HARTSLOCK DRIVE LONDON SE2

Asking price

£240,000

FEATURES

- Cash buyers only
- Stunning lake views with private balcony
- Three well-proportioned bedrooms
- Approx. 706 sq ft internal area
- Ninth-floor position with lift access
- Open-plan living area
- Approx. 83 years remaining on lease



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3 Bedroom Flat located in London

Entrance Hallway

Upon entering the flat, a central hallway provides access to all principal rooms, enhancing the flow and privacy within the residence. It also features a convenient storage cupboard.

Kitchen / Reception Room

14'11" x 13'1"

This bright and airy open-plan space forms the welcoming heart of the home, ideal for both everyday living and entertaining. The kitchen area is thoughtfully arranged with a range of fitted base and wall-mounted units, providing ample storage and worktop space. Integrated appliances include an oven, hob, and overhead extractor fan, with a sink seamlessly set into the worktop. The entire area is laid with practical laminate flooring. The generously sized reception area offers a versatile setting for relaxation or hosting, and provides direct access to the private balcony.

Bedroom 1

9'3" x 8'7"

This bedroom offers a practical layout, with a window that brings in plenty of natural light. It is neutrally decorated, carpeted, and well-proportioned to accommodate a double bed and essential furnishings.

Bedroom 2

12'0" x 6'3"

This versatile bedroom benefits from good natural light through its

window. Its dimensions make it well-suited as a child's room or a dedicated home office, offering flexibility to suit a range of needs. The room is carpeted throughout.

Bedroom 3

15'1" x 8'11"

The generously proportioned principal bedroom provides ample space for a double bed and a full range of furnishings. A large window allows natural light to flood the room throughout the day, creating a bright and airy atmosphere. The space is finished with neutral walls and carpeting.

Bathroom

6'5" x 5'4"

This three-piece bathroom is fitted with a bathtub, a low-level WC, and a pedestal wash basin. The walls are partly tiled around the bath and basin areas. A window allows for natural light and ventilation.

Balcony

14'11" x 4'2"

This well-proportioned private balcony is accessed directly from the kitchen/reception room, providing a natural extension of the living space. It offers wide, uninterrupted views over the peaceful lake and green surroundings – an ideal spot for unwinding or enjoying a quiet meal outdoors.

Storage

4'9" x 2'8"

A dedicated internal storage cupboard, conveniently located off the hallway, provides valuable space for household items, helping to maintain a tidy and organised living environment.

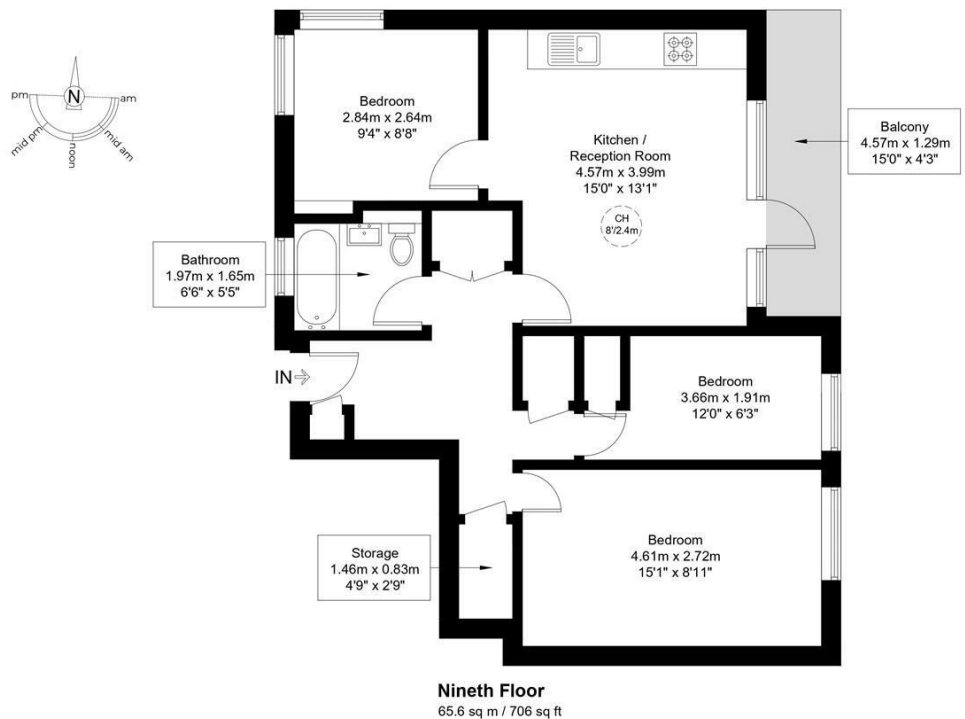


Call us on
02081 501577
Sales@citymize.com
citymize.com

Hartslock Drive, SE2

Approximate Gross Internal Area = 65.6 sq m / 706 sq ft

Council Tax Band
A



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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 are advised to recheck the measurements.

