



**1 Bedroom first floor
flat being sold with no
chain and what
should prove an ideal
first time/investment
purchase with the
added benefit of a
garage**

**Guide Price
£225,000 -
£250,000**



Hazell Holland
SALES & LETTINGS

Water Lane
New Cross
New Cross
SE14 5DN



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Communal Entrance

Part glazed communal door. Stairs to first floor landing.

Entrance Hall

Wooden entrance door. Wood laminate flooring. Built-in storage cupboard. Entry phone.

Lounge

15'9 x 14'8 (4.80m x 4.47m)

Two double glazed windows to front. Coved ceiling. Wood laminate flooring. Access to kitchen.

Kitchen

7'4 x 6'5 (2.24m x 1.96m)

Range of wall and base units with built-in oven, hob and extractor fan. Plumbing for washing machine. Space for fridge freezer. Tiled floor. One and half single drainer sink unit with mixer tap. . Tiled splashback.

Bedroom

14'2 x 9'7 (4.32m x 2.92m)

Double glazed window to front. Wood laminate flooring.

Bathroom

6'4 x 6'4 (1.93m x 1.93m)

Three piece white suite comprising: Panelled bath with Triton shower over, wash hand basin with vanity unit under and low level wc. Part tiled walls. Ceramic tiled flooring.

Garage

15'8 x 8'6 (4.78m x 2.59m)

Accessed to rear with up and over door.

Lease Term

125 Years from 1989 (To be confirmed by Vendor's solicitor)

Unexpired Lease

89 Years remaining (To be confirmed by Vendor's solicitor)

Service Charge

£2,000.00 per annum. (To be confirmed by Vendor's solicitor)</



GUIDE PRICE £225,000 - £250,000 Hazell Holland offer a vibrant area of Water Lane, London, this charming purpose-built flat offering a perfect blend of comfort and convenience. Spanning an inviting 495 square feet, the property features a well-proportioned reception room, a cosy bedroom, and a modern bathroom, making it an ideal choice for first-time buyers or savvy investors alike.

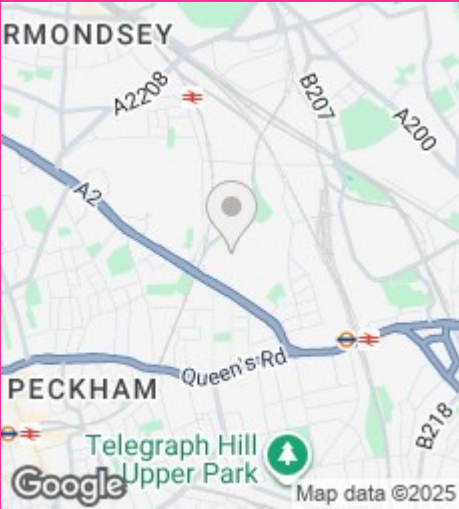
Constructed in 1990, this flat is part of the sought-after Avonley Village development, which is known for its community spirit and accessibility. Residents will appreciate the excellent transport links, with a mainline station and overground services nearby, providing easy access to the City and the West End. Additionally, a variety of bus routes are readily available, ensuring that commuting is a breeze.

The location is further enhanced by its proximity to a lively high street, where an array of bars, cafes, and restaurants await your exploration. For those who enjoy fresh produce, the Telegraph Hill Farmers Market is just a stone's throw away, offering a delightful selection of local goods. Furthermore, Goldsmiths University is within easy reach, making this property particularly appealing to students and academics.

This flat is offered chain-free, allowing for a smooth and straightforward purchase process. Whether you are looking to make your first step onto the property ladder or seeking a lucrative investment opportunity, this flat on Water Lane is not to be missed. Embrace the chance to own a piece of London living in a vibrant and well-connected neighbourhood.



FIRST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



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TOTAL FLOOR AREA : 495 sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

