



Sienna Alto

2 Cornmill Lane, SE13

Asking Price £450,000

An impressive 2 bedroom, 2 bathroom modern apartment situated on the 12th floor of the superb Sienna Alto development, with two private balconies, offering extensive views of the London skyline, and in close proximity to Lewisham Station.



Sienna Alto

2 Cornmill Lane, SE13

- Top Floor (12th)
- Two Bedrooms Two Bathrooms
- 812sq ft Internally
- Two Private Balconies
- Lease Length - 114 years approx.
- Service Charge - £2,700 pa approx.
- Ground Rent - £515 pa.
- EWS1 Rating - B2 rated with Developer covering cost of remedial works



The Renaissance development offers a 24-hour on-site concierge, cycle storage and a series of communal roof terraces, offering spectacular views across London. There is a wealth of local amenities in the area surrounding Sienna Alto, from Lewisham Shopping Centre and the main high street, with all of the shops, bars and restaurants it affords, to the gym and leisure facilities of the Glass Mill Leisure Centre.

Lewisham Station is located in close proximity (0.1km) and provides National Rail services to three central London terminus stations (Charing Cross, Canon Street and London Victoria) as well as DLR services in Greenwich, Canary Wharf and Bank Station in the City of London.

Tenure: Leasehold 114 years approx.

Service Charge: £2,700 pa (reviewed annually)

Ground Rent: £515.24 pa

Local Authority: Lewisham London Borough Council

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	84	84
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Sienna Alto,
Cornmill Lane, SE13

Balcony
13'3" x 4'1"
4.05 x 1.24m
(approximate)

○ - Ceiling Height

Reception
Room/
Kitchen
28'3" x 13'
8.60 x 3.95m

2.52m

Entrance
Hall

Bedroom
14'3" x 10'4"
4.34 x 3.15m

Principal
Bedroom
16'6" x 9'11"
5.04 x 3.01m

Balcony

Twelfth Floor

Approx Gross Internal Area 812 Sq Ft - 75.43 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
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