

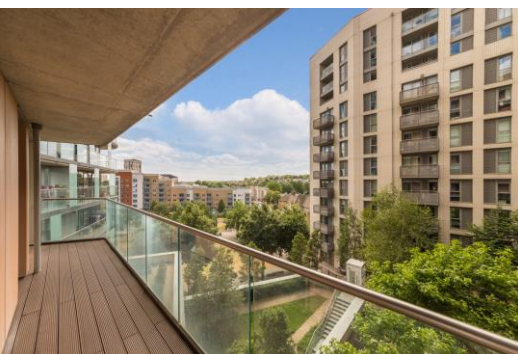


Sienna Alto

2 Cornmill Lane, SE13

Offers in excess of £400,000

A well-presented 2 bedroom, 2 bathroom modern apartment situated on the 5h floor of the excellent Sienna Alto development, with a large private balcony, in close proximity to Lewisham Station



Sienna Alto

2 Cornmill Lane, SE13

- 5th Floor
- Two Bedrooms / Two Bathrooms
- 718sq ft Internally
- Large Private Balcony
- Lease Length - 113 years approx.
- Service Charge - £2,752 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 113 years 5 months

Service Charge: £2,751 pa approx.

Ground Rent: £515 pa reviewed every 10th anniversary of the Commencement Date of the Term and increased as per terms set in lease.

Local Authority: Lewisham

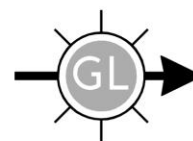
Council Tax Band: C

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

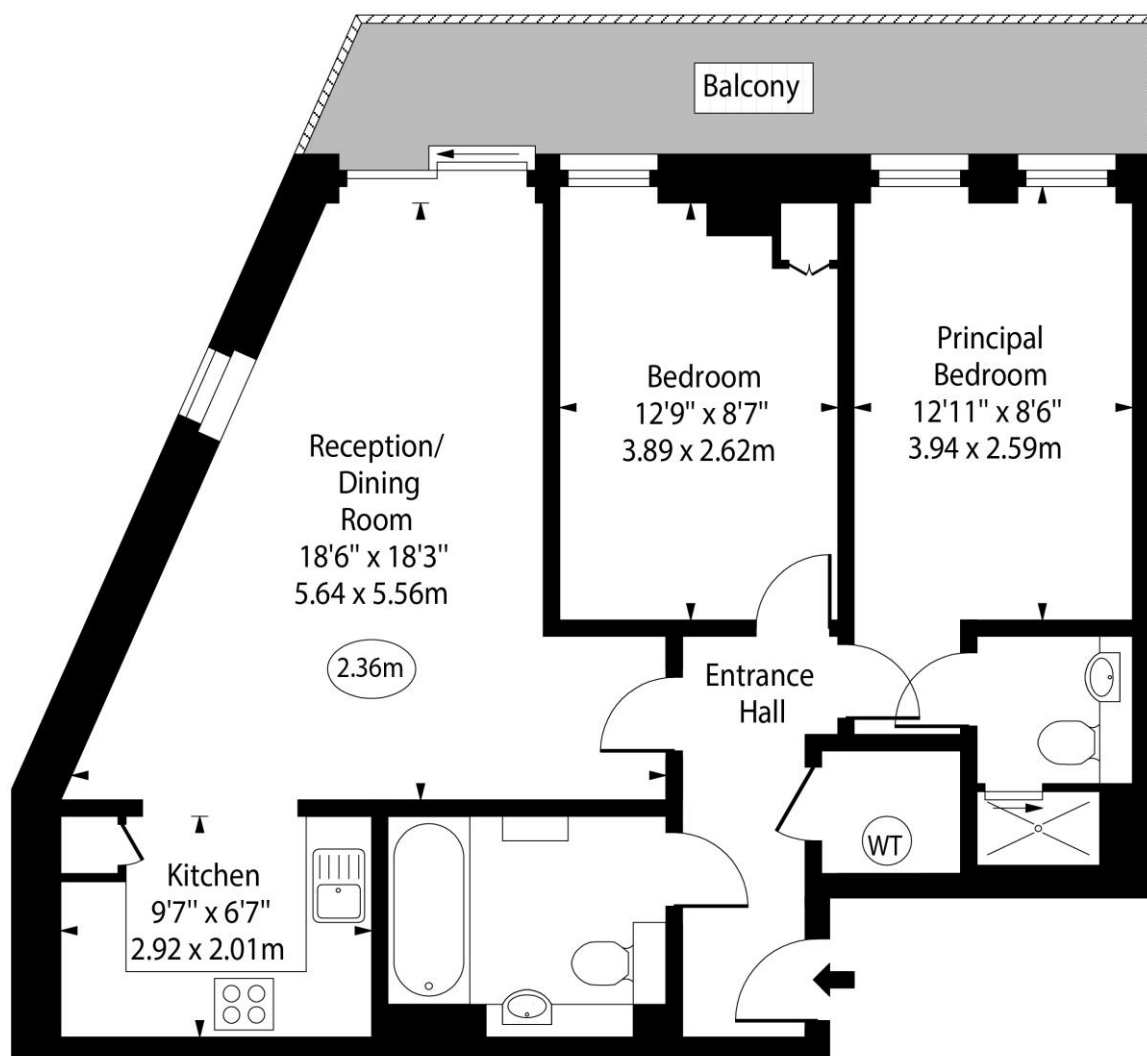
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Sienna Alto,
Cornmill Lane, SE13



○ - Ceiling Height



Fifth Floor

Approx Gross Internal Area 718 Sq Ft - 66.70 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 024432K

