

Property Summary

Introducing this exceptional purpose built flat offering a long lease in the esteemed Ladywell Village area. This flat is really well presented and is ready to move into. There is one bedroom, one bathroom, a generous living room and a separate kitchen. You will enjoy the convenience of residents parking and a green communal garden. The flat is super close to Ladywell Village and station, shops and cafes.

Property Features

- Top Floor Flat
- Residents Parking
- Close to Ladywell Village
- Communal garden
- Close to Ladywell Station
- Big Lounge
- One Bedroom
- Modern Bathroom
- Double glazing
- Separate Kitchen



DESCRIPTION

Introducing this ready-to-move-into, purpose built flat. With a long lease and reasonable service charges!

Located in the extremely sought after 'Ladywell Village' area. This top floor flat is in very good condition and has been lovingly maintained. There is a living room, separate kitchen a bedroom with fitted wardrobes and a bathroom. Residents will enjoy the convenience of nearby residents parking and the allure of a green communal garden.

COMMUNAL ENTRANCE HALL

Stairs to the top floor landing.

ENTRANCE HALL

KITCHEN

10' 2" x 6' 2" (3.1m x 1.90m)

RECEPTION ROOM

16' 0" x 10' 1" (4.88m x 3.08m)

BEDROOM

12' 6" x 9' 7" (3.81m x 2.92m)

BATHROOM

7' 1" x 6' 5" (2.16m x 1.97m)

OUTSIDE

Allocated parking. Communal grounds surround the flat.

AGENT'S NOTE

We understand that the lease is 151 years remaining.

The service charges are: £127.72

The ground rent is: £100

The flat is Lewisham Council tax band 'B'.

DISTANCES

Distances are taken from googlemaps.co.uk. They are approximate and are to be used as a rough guide only.

Ladywell Station: 0.1 miles

Lewisham Station: 1.1 miles

Catford Station: 1.3 miles

Ladywell Fields 0.2 Mile

Hillyfields Park 0.3 Mile

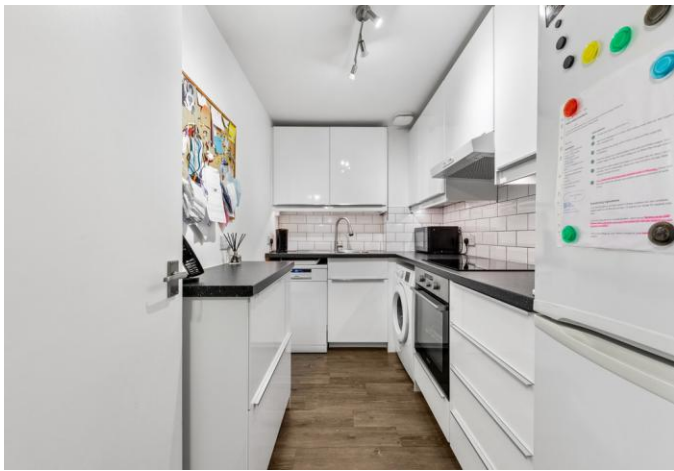
Lewisham Hospital 0.3 Mile

#ASKBEAUMONT

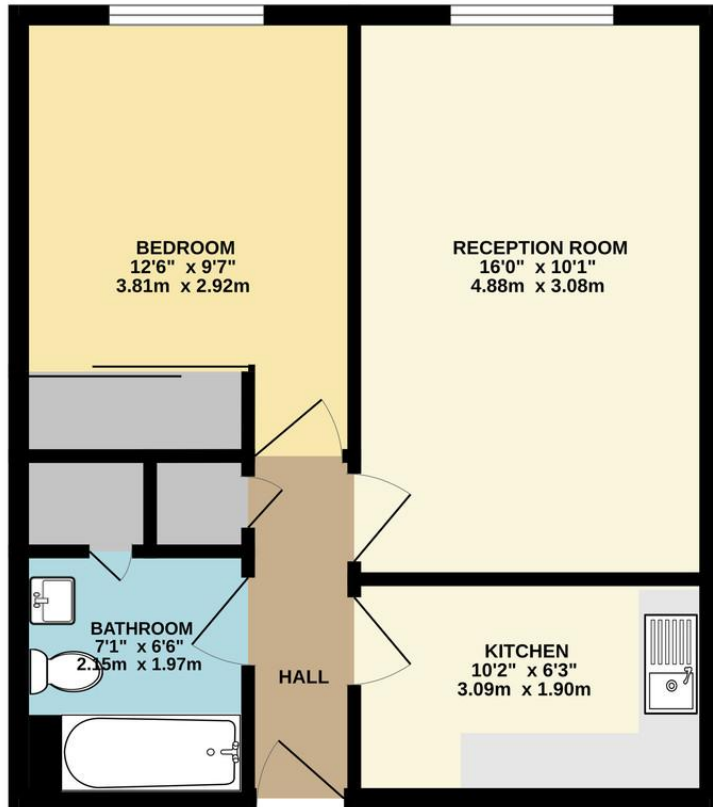
5, Ladywell, Ladywell, Lewisham, SE13 6LH







SECOND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 438 sq.ft. (40.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		