



Southend Lane, SE6
Guide £335,000 - £350,000

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In general

- First floor flat
- Modern, light, bright space
- Open plan living
- Two double bedrooms
- Private balcony
- Bathroom and en-suite
- Parking space available in Cowdrey Mews

In detail

** Guide Price £335,000 - £350,000 ** A spacious, modern flat available for sale within close proximity of Lower Sydenham station.

Offering superb lateral living space of 751 sq ft, the property includes a well proportioned open plan reception/kitchen/dining area with large windows and a private decked balcony.

Two double bedrooms of which both have fitted wardrobes and the master an en suite shower room.

The kitchen is fully integrated including fridge/freezer, dishwasher and washing machine, ample black work surfaces and splash backs. The bathroom and en suite shower room are finished with contemporary sanitary ware and heated towel rails.

Cowdrey Mews is a smart development, well located for access to Bell Green shopping facilities, Sydenham Overground, Lower Sydenham (Charing Cross) and Beckenham Hill rail. It is also close to Southend Park, Waterlink Way and the multi facility Beckenham Place Park being 0.8 miles away.

EPC: B | Council Tax Band: C | Lease 111 Years Remaining | SC: £284.13 pm | GR: £300 p.a. | BI: Incl. in SC



Note: Second bedroom has wallpaper and is painted grey but in the picture it comes out as white.

Floorplan

Cowdrey Mews, SE6

Approximate Gross Internal Area
69.8 sq m / 751 sq ft



First Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	92 B	92 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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