



CHARLES KNIGHT
ESTATE AGENTS



134 Brick Kiln One Station Road , London, SE13 5FN Guide price £475,000

Guide Price £475,000 - £500,000

Situated on the 13th floor of a modern development, this beautifully presented two-bedroom, two-bathroom apartment offers stylish contemporary living with far-reaching views across South East London.

Finished to a high standard throughout, the property features a bright and spacious open-plan kitchen and reception room, providing an ideal space for both relaxing and entertaining. Floor-to-ceiling windows allow for an abundance of natural light, while direct access to a private balcony offers the perfect spot to enjoy the impressive skyline views.

The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the second double bedroom is generously proportioned and served by a well-appointed family bathroom. The apartment has been thoughtfully designed to maximise space and comfort, making it an excellent choice for owner-occupiers and investors alike.

Residents also have access to a communal roof terrace, providing additional outdoor space and panoramic views of the surrounding area.

Ideally positioned directly opposite Lewisham DLR and mainline station, the property offers exceptional transport links into Central London, Canary Wharf and the City, with regular services to London Bridge, Cannon Street and Charing Cross. A wide range of local amenities are within easy reach, including Lewisham Shopping Centre, supermarkets,

Viewing

Please contact our Lewisham Office on 02088 524441 if you wish to arrange a viewing appointment for this property or require further information.



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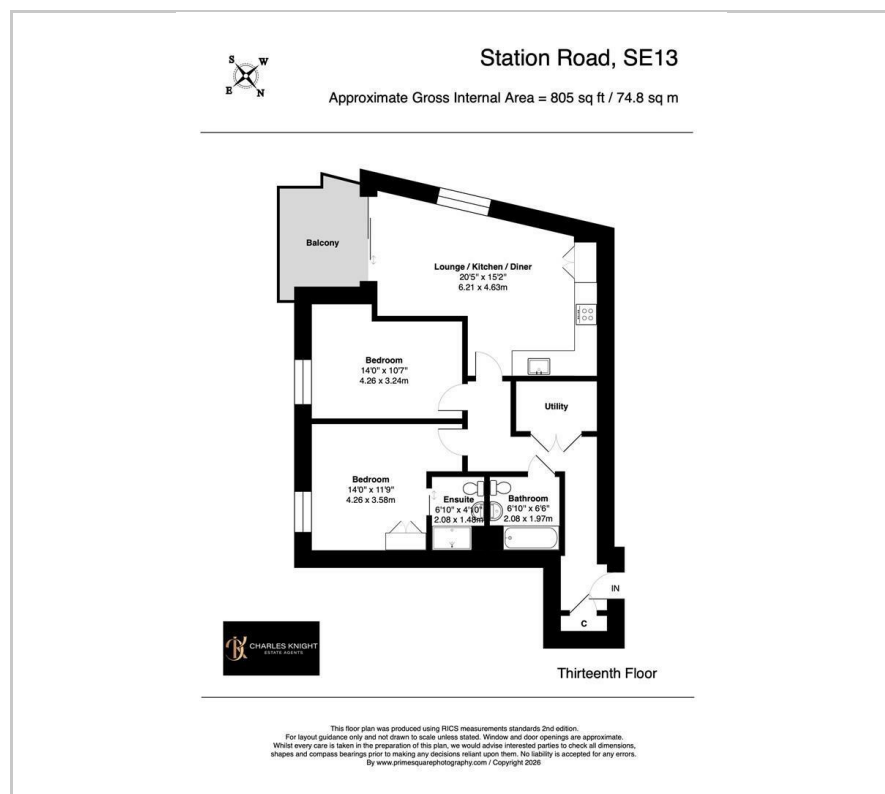


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Floor Plan

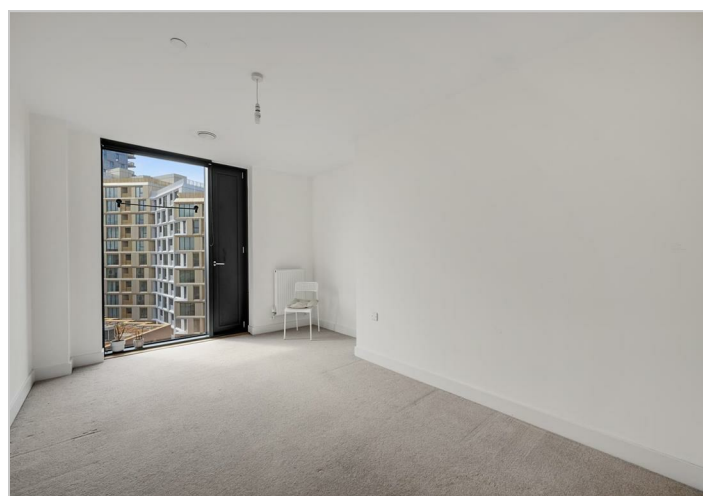
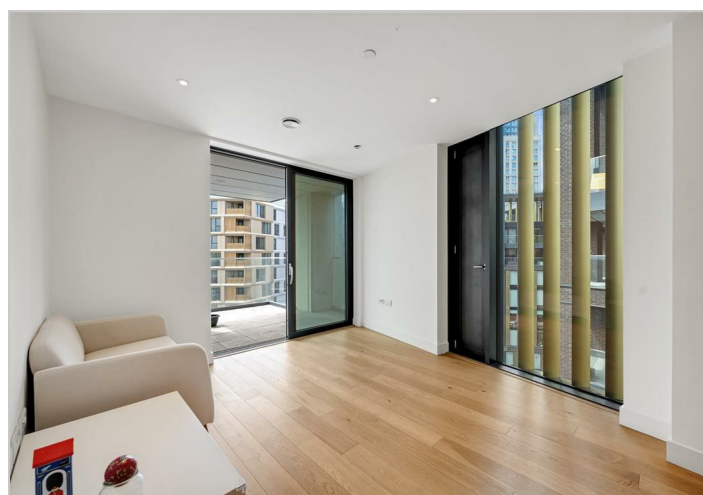


Area Map



Energy Efficiency Graph

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



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250 Lewisham High Street, London, SE13 6JU
Tel: 02088 524441 Email: info@charles-knight.com <https://charles-knight.com/>