



CHARLES KNIGHT  
ESTATE AGENTS



## Roma Corte Elmira Street

Lewisham, London, SE13 7GP

Offers in excess of £400,000

Luxury two bedrooms property within Roma Corte a part of The Renaissance, a sophisticated Barratt Homes development in the heart of Lewisham. The apartment has an inviting living space providing Canary Wharf views and benefits from access to a private balcony, fully integrated kitchen, wood flooring, floor to ceiling glazing, modern bedrooms with built-in wardrobes. Parking is included.

Residents will also have access to a 24-hour concierge service. There are several amenities located nearby including the Lewisham Shopping Centre. The development is located near to Lewisham station, providing DLR and rail services for commutes towards Canary Wharf and the City.

Parking Included

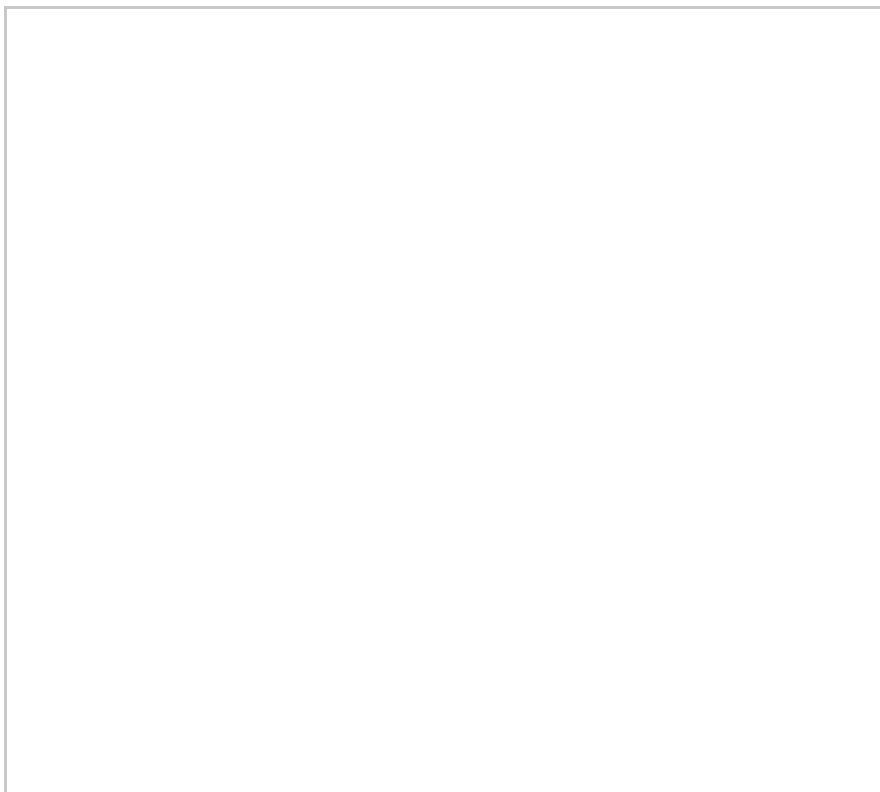
Tenure - Leasehold  
Length of lease - 115 years remaining  
Annual ground rent amount - £350  
Ground rent review period - TBC  
Annual service charge amount - £3,127.10  
Service charge review period - TBC  
Council - Tax Band C and Lewisham

### Viewing

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



## Floor Plan

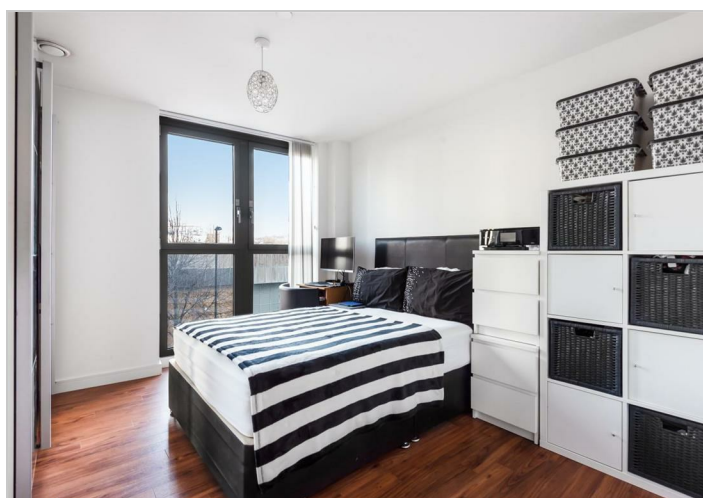
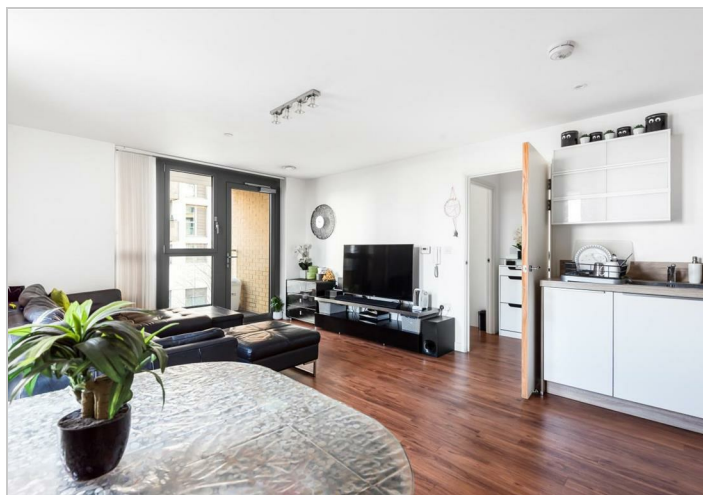
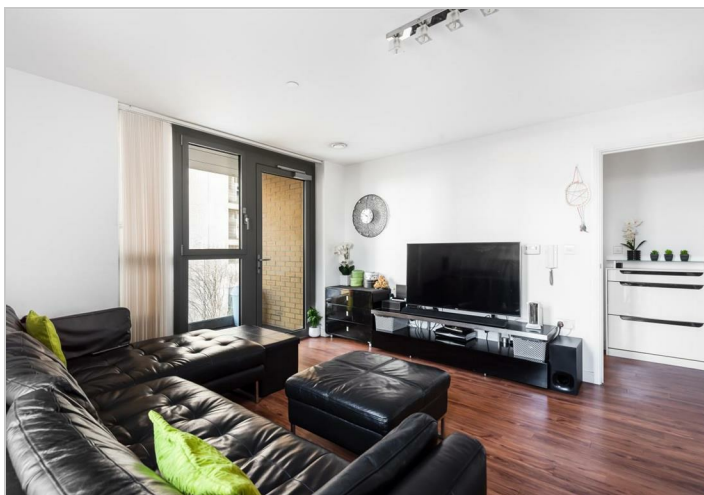


## Area Map



## 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 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.