



60B BURNT ASH HILL LONDON, SE12 0HN

£325,000
LEASEHOLD

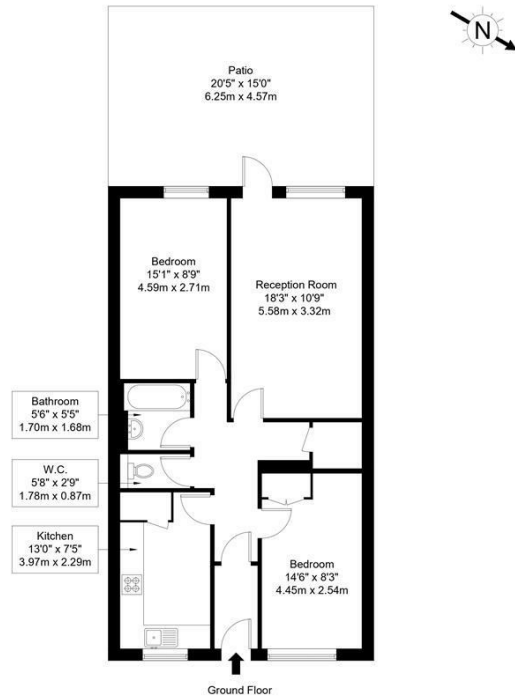
Guide Price £325,000 - £350,000. Situated within a small purpose-built block on Burnt Ash Hill is this spacious two bedroom ground floor garden flat, ideally positioned just 0.3 miles from Lee Station. Offering approximately 772 sq ft of internal space, the property benefits from its own private front door, off-street parking and a generous private patio garden, making it an excellent first-time purchase, downsizer opportunity or buy-to-let investment.

Internally, the property offers well-proportioned accommodation throughout, including a bright and spacious reception room overlooking the garden, a separate fitted kitchen and two large double bedrooms. The flat also benefits from a modern bathroom, additional W.C. and ample storage space off the hallway. The standout feature is the impressive private patio garden which provides an ideal space for outdoor dining and entertaining.

DouglasPryce

Burnt Ash Hill, SE12 0HN

Approx Gross Internal Area = 71.7 sq m / 772 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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| 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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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