

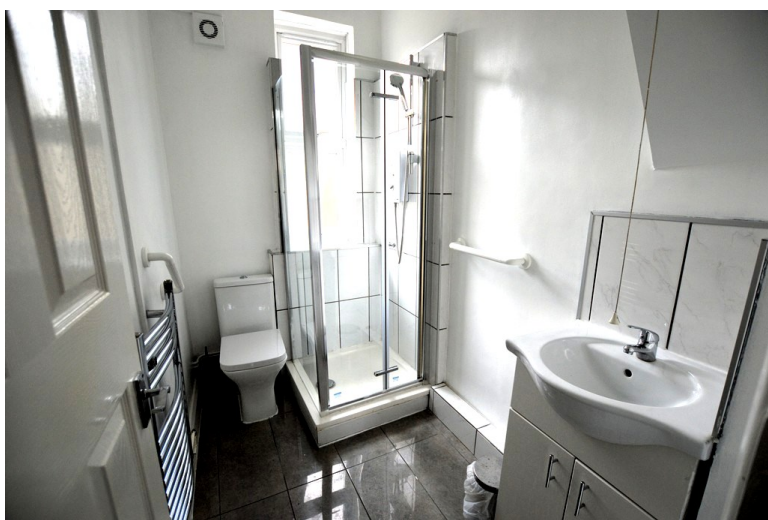
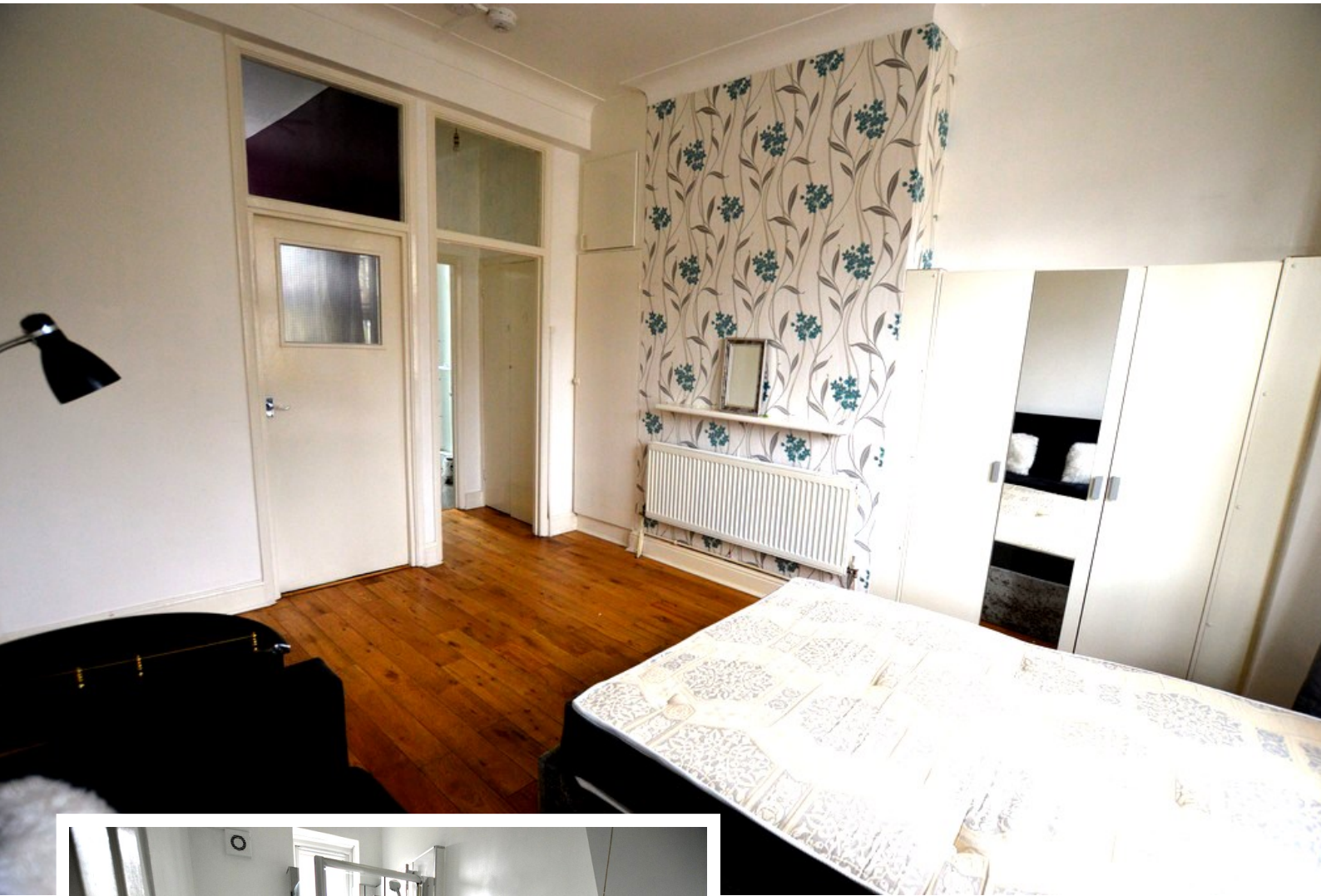


**Springbank Road**  
London, SE13 6SU

- Spacious open-plan living/bedroom
- Fast links to Central London (~10 mins)
- Walking distance to Hither Green Station & local amenities
- Close to University Hospital Lewisham

**Offers In Region Of £275,000**  
EPC Rating '68'





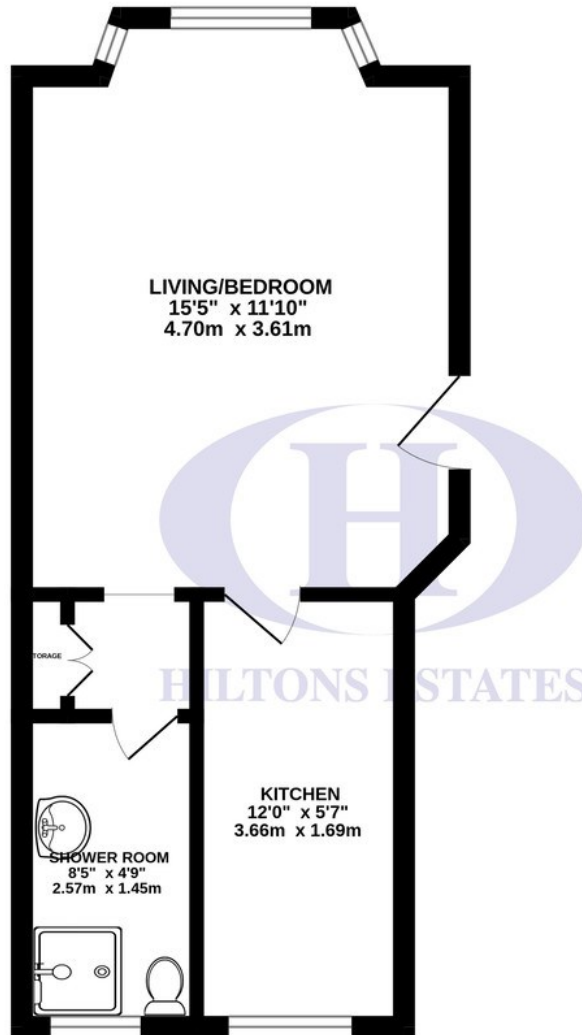
## Property Description

This spacious studio flat on the ground floor of a sought-after period building on Springbank Road, London SE13, offers a perfect blend of character and convenience. The property features an open-plan living/bedroom, a fully fitted kitchen, a shower room, and direct access to a communal garden, providing a tranquil outdoor space. It also benefits from fast connections (approx. 10 minutes) to Central London mainline stations like London Bridge, Charing Cross, and Cannon Street. The flat is ideally situated within easy walking distance of Hither Green Station and local amenities, and is close to University Hospital Lewisham. Call NOW for further details; not to be missed; viewings are highly recommended!



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 290 sq.ft. (27.0 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements