



## 269 LEE HIGH ROAD LONDON, SE12 8RU

£300,000  
LEASEHOLD

This gorgeous one bedroom, ground floor, garden flat is ideally located just 0.5 miles from Hither Green station and 0.6 miles from Blackheath. Featuring a significant private garden, the property internally has been extremely well maintained throughout and benefits from a large reception area, as well as a separate kitchen, modern bathroom suite and generous bedroom. The windows in the property were also lovingly restored in 2023 with double glazed, timber sash windows. A lease extension was also granted in 2018 and the new buyer will benefit from approximately 150 years on the new lease.

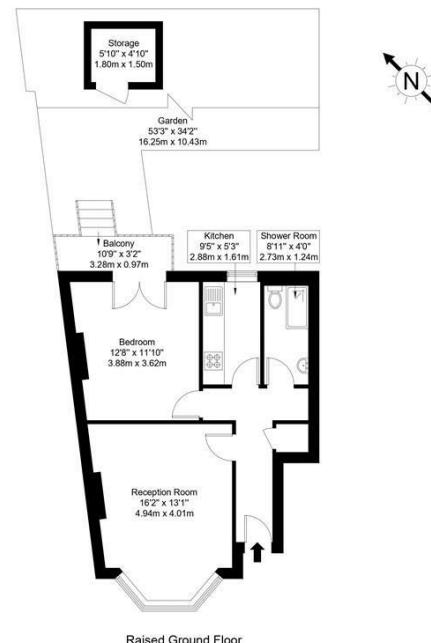
The property is well serviced by a multitude of transport links, including easy access to Hither Green, Lee, and Blackheath train stations. Additionally, the new Superloop bus service now provides easy access to East London, including Canary Wharf, making the property perfectly situated for those commuting into the City. The leafy Manor House Gardens is hugely popular with locals and is conveniently located just a few hundred yards from the property and there is also a Sainsbury's superstore a few minutes' walk away.

**DouglasPryce**

## Lee High Road, SE12 8RU

Approx Gross Internal Area = 47.2 sq m / 508 sq ft

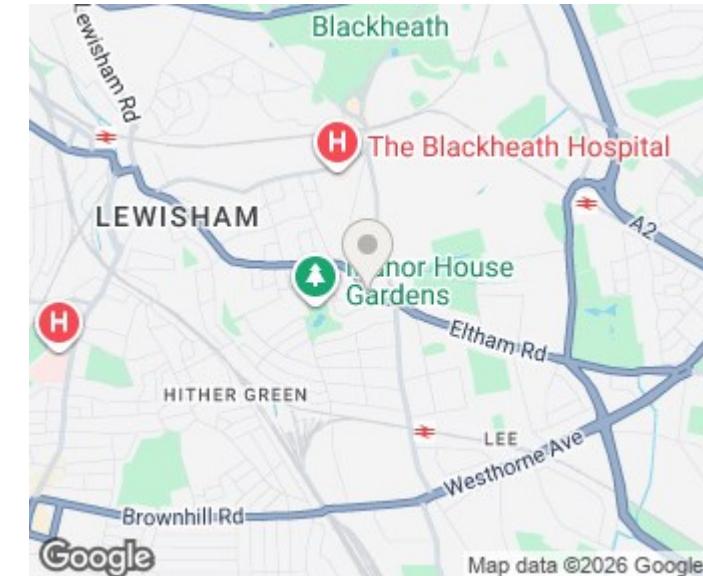
Balcony = 3.1 sq m / 33 sq ft  
Storage = 2.7 sq m / 29 sq ft  
Total = 53 sq m / 570 sq ft



Ref :

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**P L A N**

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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	73	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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