



FLAT 39 ORWELL COURT LONDON, SE13 7TA

£425,000
LEASEHOLD

Larger than most, this 939 SQ FT, 7th floor, two double bedroom apartment benefits from easy access to Lewisham train station and stunning views from the spacious, private balcony. This expansive apartment features two good sized bedrooms (1 with en-suite bathroom), an open plan living room, leading to the private balcony, a fully integrated kitchen with high end appliances, and a separate luxury three-piece bathroom suite. The property also benefits from a secure, allocated car parking space.

Orwell Court is situated within the heart of Lewisham, benefitting from amazing transport links with both the National Rail station and the DLR just 0.1 miles away. Both provide fast and easy access into London Bridge in approximately 8 mins and Canary Wharf taking approximately 20 minutes. The bus routes can provide links around the station are also vast and frequent, allowing extra access in to and around London and beyond. Green spaces include Blackheath which is approximately a mile away as well as Greenwich Park, Lewisham Park, Manor Park Gardens and Hilly fields. There is also an ASDA supermarket located directly beneath the property.

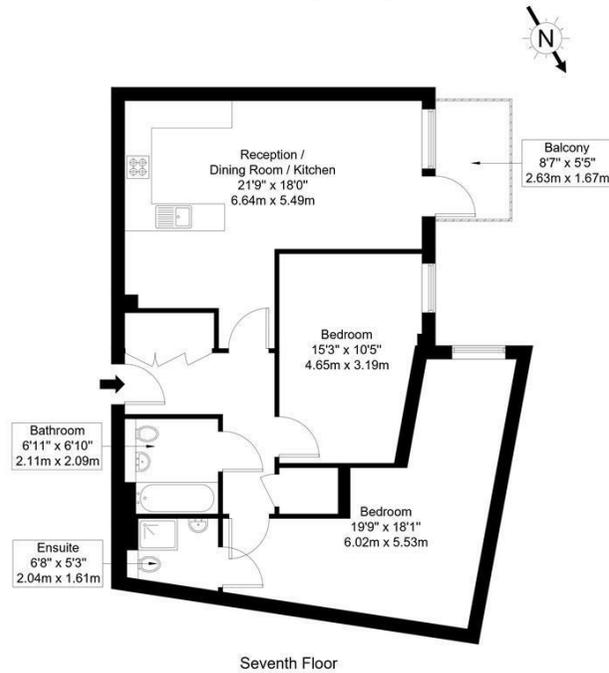
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Jerrard Street, SE13 7TA

Approx Gross Internal Area = 82.8 sq m / 891 sq ft

Balcony = 4.4 sq m / 47 sq ft

Total = 87.2 sq m / 938 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		77	77
(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

Sales
Verdant Lane
London
SE6 1LF

07887933642
glenn@douglaspryce.co.uk
www.douglaspryce.co.uk

DouglasPryce