



56 LULLINGSTONE LANE LONDON, SE13 6UH

£350,000
LEASEHOLD

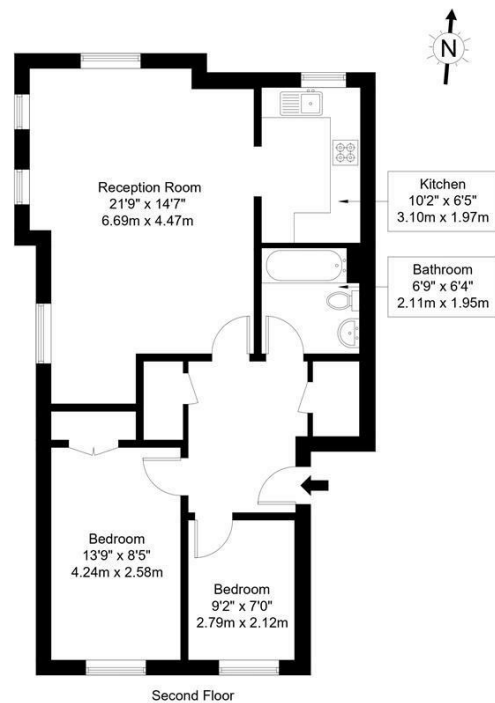
GUIDE PRICE £350,000 - £375,000 Situated on the second floor of a small purpose-built residential development, this well-presented two bedroom flat offers bright and practical accommodation in a convenient and sought after location. Positioned just 0.3 miles from Hither Green Station, the property is ideal for first-time buyers, small families, professionals and investors alike, benefiting from close transport connections, with fast links into Central London while also enjoying a peaceful and leafy residential setting.

Internally, the property extends to approximately 733 sq ft and comprises a particularly spacious reception room measuring over 21 ft in length, providing ample space for both living and dining areas. The separate fitted kitchen offers good storage and worktop space, while the bathroom is neatly presented with a full-sized bath and modern suite. There are two bedrooms, including a generous principal bedroom with built-in storage, alongside a second double bedroom

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Approx Gross Internal Area = 68 sq m / 733 sq ft



Ref :

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PLAN**

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	75	78
(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