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HERE TO GET *you* THERE

Eastdown Park, London, SE13 5HS

Guide Price £465,000 to £495,000

Property Images

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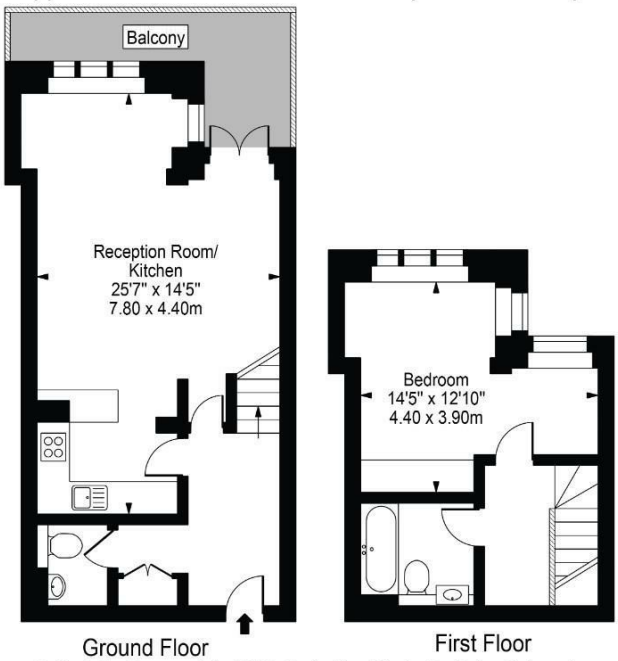
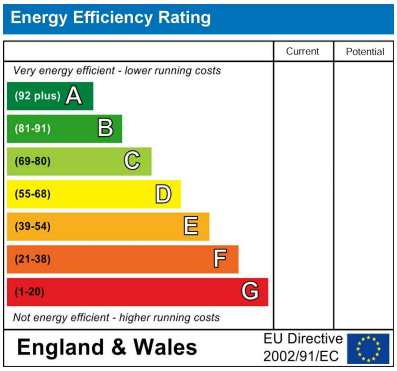
Approx. Gross Internal Area 689 Sq Ft - 64.01 Sq M



Ground Floor First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC



Map

Details

Type: Apartment Beds: 1 Bathrooms: 2 Receptions: 1 Tenure: Leasehold

GUIDE PRICE £465,000 to £495,000

999 YEAR LEASE

On offer are eight of these unique one-bedroom Duplex apartments available within this brand new development. The ground floor offers an open-plan reception room/kitchen providing a generous 400sqft of living space with a private balcony and a downstair toilet. The upstairs floor provides a double bedroom which is very spacious and benefits from large windows as well as a family bathroom. These properties offer approximately 689sqft as well as the outside space. These apartments are set within a leafy residential street in Lewisham.

There are only a small selection of these available and viewing is Highly Recommended at Earliest Opportunity.

Features

• GUIDE PRICE £465,000 to £495,000 • A SELECTION OF 8 UNITS • ALL DUPLEX APARTMENTS • ONE BEDROOM APARTMENTS • SPACIOUS OPEN-PLAN RECEPTION ROOMS/KITCHENS • PRIVATE BALCONIES • FAMILY BATHROOM AND DOWNSTAIRS TOILETS • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

CONTEMPORARY LIVING IN THE HEART OF LEWISHAM

On offer are eight of these unique one-bedroom Duplex apartments available within this brand new development. The ground floor offers an open-plan reception room/kitchen providing a generous 400sqft of living space with a private balcony and a downstair toilet. The upstairs floor provides a double bedroom which is very spacious and benefits from large windows as well as a family bathroom. These properties offer approximately 689sqft as well as the outside space. These apartemnts are set within a leafy residential street in Lewisham.

Designed by an award-winning architect, the development combines contemporary architecture with thoughtful, highly functional layouts created around the way people live today.

The majority of the apartments feature unique duplex layouts, with beautifully connected living and kitchen spaces arranged across the lower level, and private bedrooms and bathrooms positioned above. This distinctive configuration creates a strong sense of space, separation and privacy rarely found in apartment living.

Recognising the changing demands of modern life, every apartment and house incorporates a dedicated work-from-home area, providing a practical and comfortable space for remote working, studying or focused personal time.

With an emphasis on natural light, generous proportions, intelligent design and modern living, this is a development created for those looking for something beyond the ordinary.

A WELL-CONNECTED LEWISHAM LOCATION

Set within a leafy residential setting in Lewisham, the development offers residents an appealing combination of green open spaces, excellent local amenities, highly regarded education and convenient transport connections.

A number of parks and open spaces are located close by, including Manor Park and Gilmore Road Park, providing residents with easy access to green space for walking, recreation and relaxation — right on their doorstep.

For families, Trinity Church of England School is situated approximately 100 metres from the development. The school provides education for boys and girls across primary and secondary age groups and has been rated ‘Good’ & ‘Strong Standard’ by Ofsted, providing an established local education option for families.

Staplehurst Road provides a vibrant local hub combining residential and commercial uses. Residents can enjoy a range of everyday conveniences, including a Sainsbury’s supermarket, independent cafés, an Italian restaurant and an established gastropub and hotel.Lewisham town centre, offering an extensive range of shopping, dining and leisure facilities. The town centre provides everything from everyday essentials and banking to restaurants, bars and well-known retailers including Marks & Spencer and H&M, alongside the indoor shopping centre and popular daily street market.

Lewisham has also benefited from significant investment and regeneration in recent years, most notably the £250 million Lewisham Gateway development, which has brought new homes, a multiplex cinema, restaurants, leisure facilities and improved public spaces to the town centre. Together with continued investment in the wider area, these developments are contributing to the ongoing transformation of Lewisham into an increasingly attractive and well-connected place to live.

TRANSPORT

Hither Green train station (National Rail to Central London and Kent) is located 0.4 miles to the south east. Lewisham train station (National Rail and Docklands Light Railway services into Central London and beyond) located 0.8 miles to the north west. There are also 6 bus services located in close proximity to the site.

SPECIFICATIONS

Kitchen & Appliances

Contemporary and stylish bespoke kitchens, specifically designed to maximise space usage and ease of use. Integrated energy efficient appliances have been selected to complete the sleek kitchens.

• Fully fitted high quality kitchen with soft close doors.
• Quartz worktop and splashback
• Integrated appliances from Bosch.
• Luxury 6 in 1 waterfall kitchen sink from Boelon to fast track washing up. (www.boelon.com/products/boelon-luxury-kitchen-sink-with-digital-display-and-waterfall-design)

Bathrooms

Our elegant and stylish bathrooms feature modern Italian designed sanitaryware and fittings with water saving features.

• Modern porcelain rectified tiles to floors & walls (full height).
• Complementing white rimless WC with soft-close seat.
• Water saving, non-splash mixer taps.
• Modern eco bathtubs/Walk in shower with rain shower and handheld shower.
• Tripple handle thermostatic mixer shower with diverter.
• Designer heated towel rail.
• Vanity mirrors with touch control LED light, Bluetooth speaker and defogging technology.
• Italian designed vanity unit with Carrara White stone basin and soft close doors.

Flooring

• Porcelain rectified tiles to bathrooms.
• Luxury engineered hardwood flooring to kitchen/living areas.
• Engineered hardwood stairs
• Premium high-density carpet to bedrooms with 8 years guarantee.

Decorative Finishes

• Aluminium tripple-glazed windows and patio doors. (www.porticogb.com)
• Contemporary solid internal doors with matching finishes.
• Large windows to draw in day light.

Electrical

• Shaver points to bathrooms.
• TV, satellite and WiFi access points in the living room and master bedroom.
• Ultrafast full fibre broadband ready.
• Energy efficient LED lighting and pendants.
• Smoke and heat detectors in kitchens & living area.
• Water sprinkler system for additional fire safety.
• Air source heat pumps to improve efficiency.
• Solar panels to generate electricity.

Exterior

• Video doorbell with 2-way video call and remote operation.
• Each apartment fitted with video intercom.
• Private gardens for ground floor apartments & houses
• Landscaped external areas and communal garden.

Warranty

• 10-year building structural warranty for peace of mind.
• 5 year Bosch warranty for electrical appliances.
• 2 year builder warranty for all fittings/ flat.

Build
• High ceiling to give more spacious feel in all rooms.
• Eco home.
• High level of insulation throughout.

Verified Material Information

Costs and tenure
Tenure: Leasehold
Lease length: 999
Ground rent: 0
Service charge: 900
Council tax band: TBC
EPC rating: TBC

The building
Mid-terrace flat, standard construction
1 bedroom, 1 bathroom, 1 reception
Accessibility adaptations: Wheelchair accessible

Services
Mains electricity - Yes
Mains water - Yes
Mains foul drainage - Yes
Mains surface water drainage - Yes
Heating: Yes
Heating features: Air source heat pump
Broadband: High speed fiber BB
Mobile coverage: Yes
Parking: No

Risks and restrictions
Title register restrictions: No
Non-coal mining area: No