



Lewisham Way, London, SE14 6QP

Guide Price £230,000 to £250,000

A naturally bright and airy share of freehold apartment, set within a charming period building in the heart of New Cross. The property features a generously sized studio room with large windows that flood the space with natural light, a separate kitchen with ample room for dining, and a well-maintained bathroom. Additional storage is available via a hallway cupboard. Further benefits include access to a communal roof terrace and an underground car parking space.

New Cross and Deptford are known for their vibrant character, offering a rich mix of cultural hotspots, independent boutiques, diverse dining options, accessible green spaces, as well as close proximity to Goldsmith University. This lively and well-rounded environment makes the area particularly attractive to first time buyers.

Share of Freehold

993 years left on the lease

Service Charge: £2600 per annum

Ground Rent: £0 / peppercorn

Council tax, property size and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Please note pictures of the studio area have been virtually staged

- Share Of Freehold
- Chain Free
- Private Underground Car Parking
- Big Windows and High Ceilings
- Charming Period Building
- High Privacy (No Neighbour can look in)
- Communal Roof Terrace

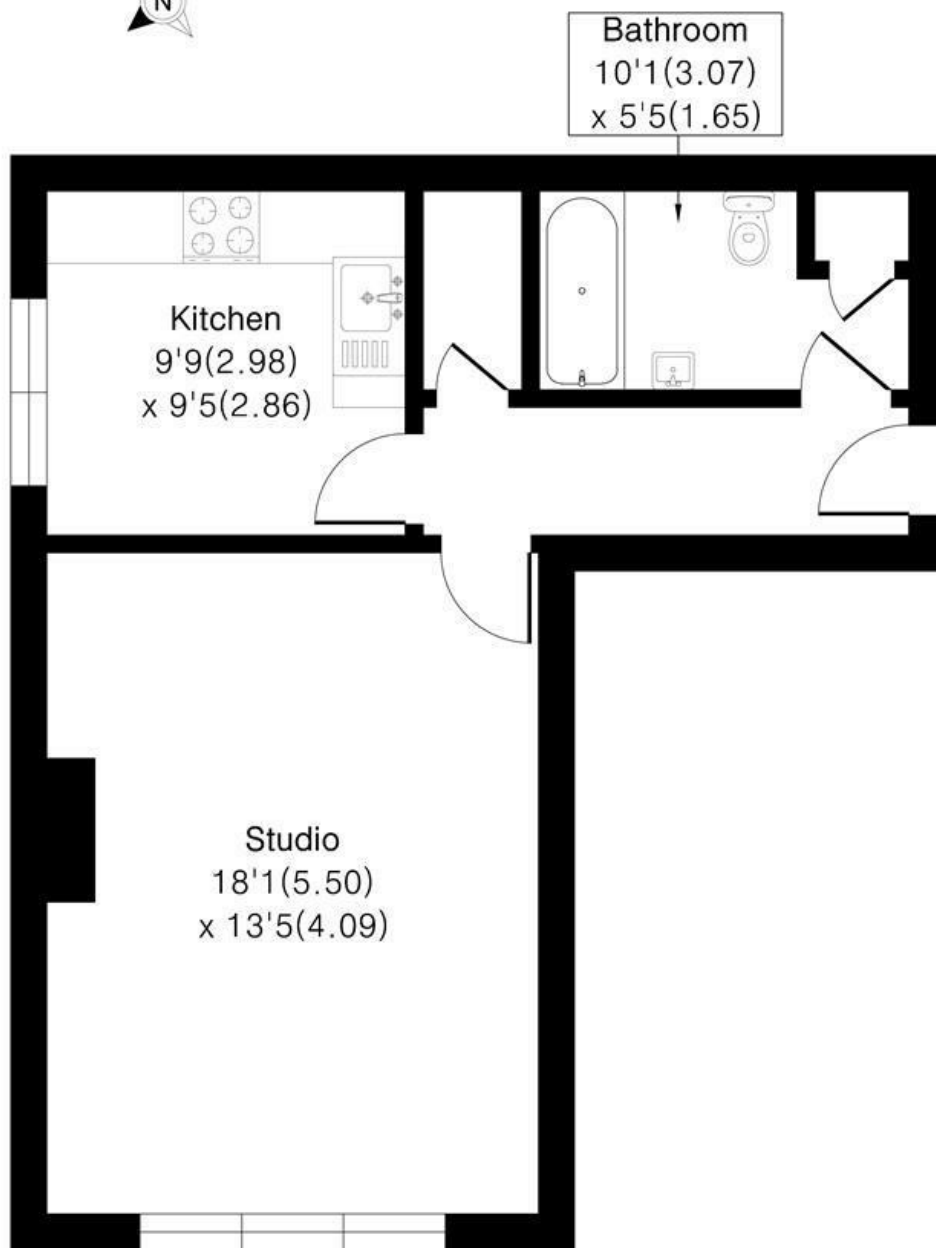
Alex & Matteo
ESTATE AGENTS

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Approximate Area = 469 sq ft / 43.6 sq m

For identification only - Not To Scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(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	