



13 RAVENS WAY LONDON, SE12 8EY

£250,000
LEASEHOLD

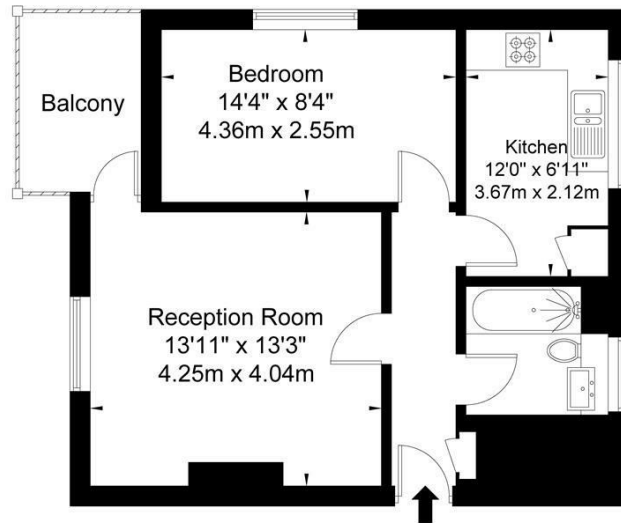
GUIDE PRICE £250,000 - £275,000 Situated on the third floor of a well-maintained purpose-built development, this bright and spacious one-bedroom apartment offers approximately 525 sq ft (48.8 sq m) of well-balanced accommodation, complete with a private balcony and an excellent location within easy reach of Lee, Blackheath and Kidbrooke.

Internally, the apartment is thoughtfully arranged with a welcoming entrance hall leading to a well-proportioned reception room, with direct access to the private balcony. The separate modern kitchen enjoys pleasant views across the neighbouring playing fields and offers excellent storage and worktop space. The generous double bedroom is flooded with natural light and comfortably accommodates a range of bedroom furniture, while the contemporary bathroom is finished in a clean, modern style. Further benefits include gas central heating, double glazing throughout, and useful built-in storage.

DouglasPryce

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Approx Gross Internal Area = 48.8 sq m / 525 sq ft

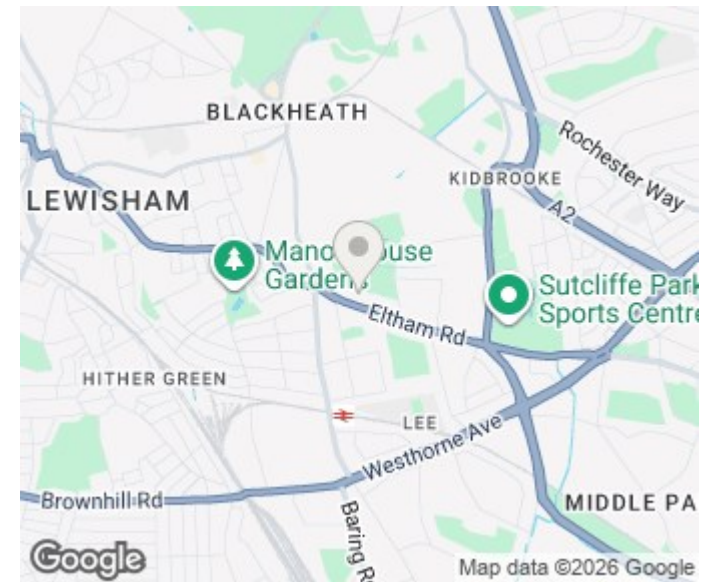


Third Floor

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. 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		
(55-68) D		
(39-54) E	55	65
(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

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