



CHARLES KNIGHT  
ESTATE AGENTS



## 22 Limes Grove , London, SE13 6DE £1,700

Spacious Newly Refurbished 1 Bedroom Flat with Dedicated Office in Prime Lewisham Location

A beautifully large and newly refurbished one-bedroom flat, ideal for a young professional or couple, offering modern living with the added advantage of a separate office space — perfect for those working from home or needing a quiet study area.

This stylish property boasts a generous open-plan living area filled with natural light, a contemporary fully fitted kitchen, a double bedroom with plentiful storage, and a sleek bathroom finished to a high standard. The versatile office room provides the flexibility to create a productive workspace, guest room or hobby area.

#### Location:

Situated in the heart of Lewisham, this flat enjoys excellent connectivity and local amenities. Lewisham Station offers direct services on National Rail and the Docklands Light Railway (DLR), providing quick and convenient access to London Bridge, Cannon Street, Canary Wharf and beyond — perfect for commuters and city workers alike.

#### Transport Links:

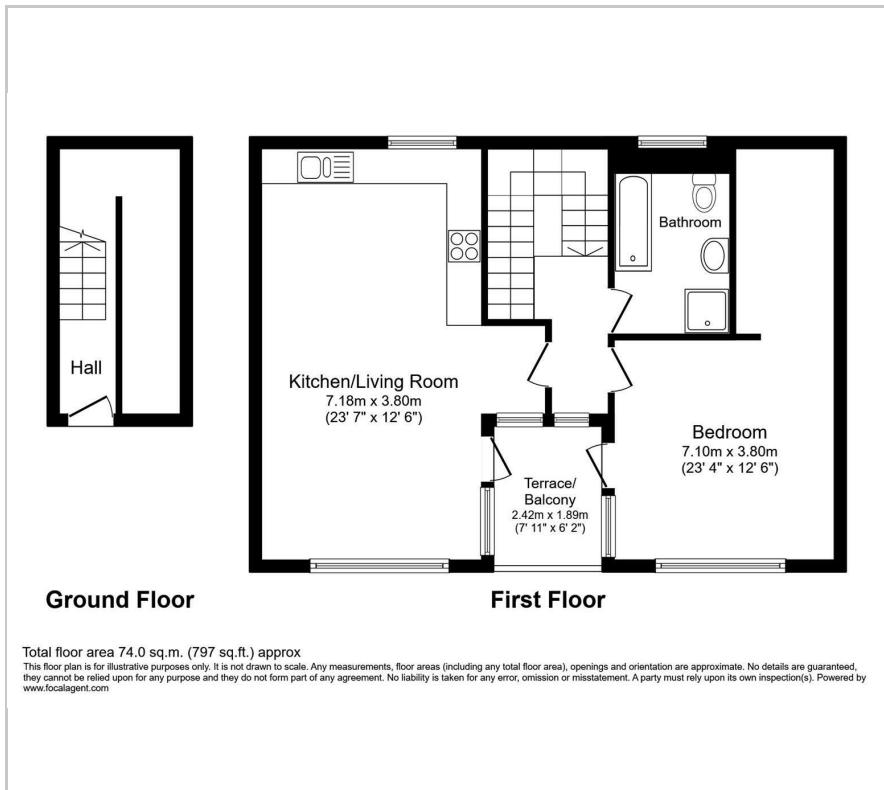
Lewisham Station: National Rail & DLR services within walking distance

#### Viewing

Please contact our Lewisham Office on 02088 524441 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



Total floor area 74.0 sq.m. (797 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (B2 plus)	A	
(B1-01)	B	
(69-80)	C	
(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



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