



CHARLES KNIGHT  
ESTATE AGENTS



## 22 Limes Grove

, London, SE13 6DE

£2,100

Spacious Newly Refurbished 2-Bedroom Flat with Separate Office | Prime Lewisham Location

A beautifully presented and newly refurbished two-bedroom flat, offering generous living space and a separate office — ideal for professionals, sharers or couples seeking flexible modern living in a highly convenient location.

The property features a bright and spacious open-plan reception area, finished to a high standard and flooded with natural light. The contemporary fully fitted kitchen offers ample storage and workspace, perfect for everyday living and entertaining. There are two well-proportioned double bedrooms, both offering excellent storage, alongside a sleek, modern bathroom.

A standout feature is the additional separate office room, providing the perfect work-from-home setup, study space, or hobby room — a rare and valuable addition.

Situated in the heart of Lewisham, the property benefits from superb transport links and a wealth of local amenities.

Lewisham Station is within easy walking distance, offering National Rail and DLR services with direct connections to London Bridge, Cannon Street and Canary Wharf — making it ideal for commuters.

The flat is moments from Lewisham Shopping Centre, home to popular retailers including Marks & Spencer, H&M and

### 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



## Area Map



## Energy Efficiency Graph

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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