

Celestial Gardens, Lewisham, London, SE13

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£280,000 *Leasehold*

A bright and well-proportioned two double bedroom apartment, set on the first floor of this popular gated modern development, ideally positioned between Blackheath Village, Manor House Gardens and Lewisham town centre, and sold chain free.

The accommodation briefly comprises a welcoming entrance hall, a generous reception room with excellent natural light and a separate

KEY FEATURES

- bright first-floor apartment
- popular gated development
- allocated off-street parking
- attractive communal gardens
- excellent transport connections
- sold chain free





Blackheath

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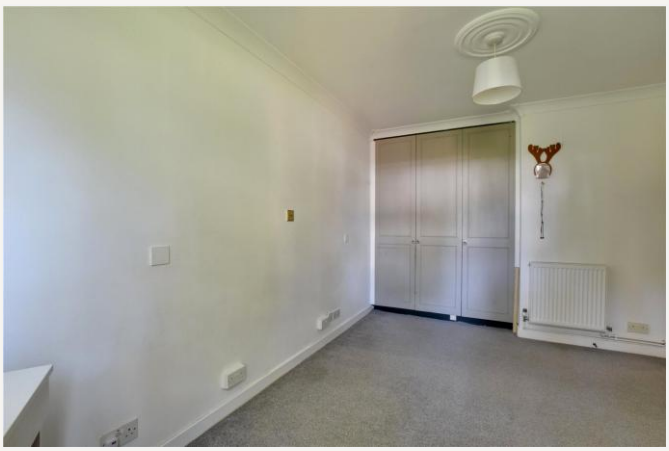
fitted kitchen. There are two well-sized double bedrooms, both benefiting from fitted wardrobes, together with a family bathroom with a shower over the bath.

Further benefits include gas-fired central heating, double-glazed windows, attractive communal gardens and an allocated off-street parking space within the gated development. The property would make an excellent first-time purchase, investment or convenient London base, and an early viewing is highly recommended.

Celestial Gardens is exceptionally convenient for transport, with Blackheath, Lewisham and Hither Green stations all within easy walking distance. Lewisham also provides DLR services towards Canary Wharf, while mainline trains offer fast connections into London Bridge, Cannon Street, Waterloo East, Charing Cross and Victoria.

The everyday shops and amenities of Lee High Road are close at hand, including an M&S Foodhall, while Blackheath Village offers an excellent selection of restaurants, cafés, bars and independent shops. Manor House Gardens, Blackheath Common and Greenwich Park are also all within easy reach, providing an impressive choice of green open spaces nearby. The property is offered to the market with no onward chain.





MATERIAL INFORMATION

Tenure: Leasehold
Term: 83 year and 10 months
Service Charge: £2370 per annum
Ground Rent: £ 114 Annually (subject to increase)
Council Tax Band: C
EPC rating: C
Is the property listed: Property is not listed

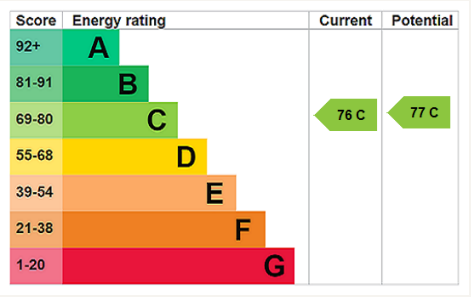
Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False







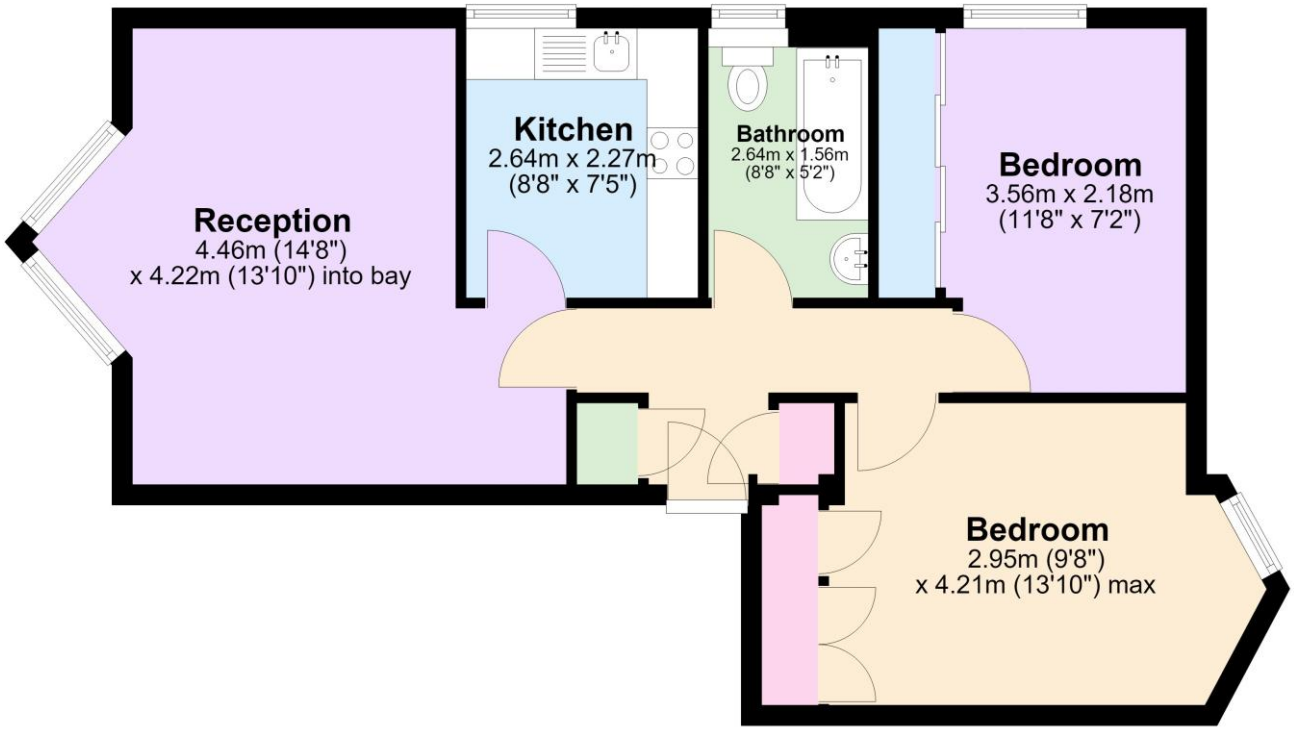
For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/BLA260431

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

First Floor

Approx. 56.4 sq. metres (607.0 sq. feet)



Total area: approx. 56.4 sq. metres (607.0 sq. feet)

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