

Loampit Hill, Lewisham, London, SE13

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Guide price of £425,000 - £450,000 *Share of Freehold*

This well proportioned two bedroom, first floor apartment spanning 832 sq. ft., is presented in excellent condition throughout and is located moments from St Johns and Lewisham Station, sold chain free.

KEY FEATURES

- first floor apartment
- excellent condition throughout
- 743 sq. ft
- chain free
- close to stations





Blackheath

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DESCRIPTION

This well proportioned two bedroom, first floor apartment spanning 832 sq. ft., is presented in excellent condition throughout and is located moments from St Johns and Lewisham Station, sold chain free.

The property opens into a welcoming entrance hall, leading through to a particularly impressive open-plan reception room and kitchen measuring approximately 16'5 x 13'6. The reception area benefits from a charming bay window, creating a bright and generous principal living space with ample room for both comfortable seating and dining, while the adjoining kitchen is well laid out with a range of fitted units and work surfaces.

There are two well proportioned bedrooms, with the principal bedroom measuring 13'6 x 13'2 and offering excellent space. The second bedroom is also a comfortable double, measuring 10'6 x 10'4. A family bathroom completes the accommodation.

The property also benefits from the loft being included within the demise, offering excellent potential for future development, subject to the necessary consents. Planning permission was previously granted for a loft conversion incorporating an additional bedroom and bathroom, although this permission has since lapsed.

There is no onward chain and your earliest viewing is highly recommended.

The property is in a very convenient location and is perfect for the commute into the City, West End or Canary Wharf with Lewisham (mainline & DLR) just a short walk away. Lewisham High Street is just a few minutes walk with extensive shopping choices and is being enhanced by new investment, attracting new restaurants and amenities. Blackheath Village with its array of boutiques, bars, restaurants and farmers market and the historic Greenwich Town Centre, are both within 1.25 miles. Ladywell Village is close by and popular for its wide range of independent shops, gastro pub, cafes, deli and patisserie.







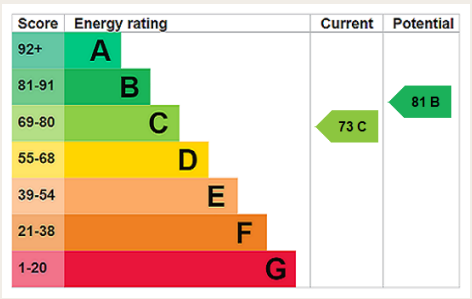
MATERIAL INFO

Tenure: Share of Freehold
Term: 964 year and 0 months
Service Charge: £0 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

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

https://www.winkworth.co.uk/sale/property/CLS220397

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.





Total area: approx. 69.1 sq. metres (743.6 sq. feet)

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