



Walerand Road, Lewisham, London, SE13

£200,000 *Leasehold*



A spacious studio apartment positioned on the first floor of this popular purpose-built development, conveniently located close to Lewisham Station and DLR, the open heath and Blackheath Village. The property is offered chain free.

KEY FEATURES

- first-floor studio apartment
- separate fitted kitchen
- residents' off-street parking
- communal gardens
- 0.3 miles from Lewisham Station and DLR
- sold chain free



Blackheath

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The accommodation comprises a generous 16 ft studio room, offering ample space to create clearly defined living, dining and sleeping areas. There is a separate fitted kitchen measuring approximately 9'2 x 6'6, together with a bathroom and entrance hallway.

Further benefits include residents' off-street parking and attractive communal gardens. This appealing apartment would make an excellent first-time purchase, pied-à-terre or buy-to-let investment, and an early viewing is highly recommended.

Situated on Walerand Road, a residential road just off Lewisham Hill, the property is ideally positioned for the open heath and Greenwich Park. Lewisham town centre is also within easy reach, offering an extensive selection of shops and excellent transport connections from its mainline and DLR stations.

Blackheath Village, with its array of boutique shops, bars, restaurants and popular farmers' market, is approximately 0.64 miles away. Lewisham Station and DLR are approximately 0.3 miles away, providing fast connections to London Bridge, Cannon Street, Charing Cross, Canary Wharf and the City.

MATERIAL INFO

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £759.42 per annum

Ground Rent: £ 0 Annually (subject to increase)

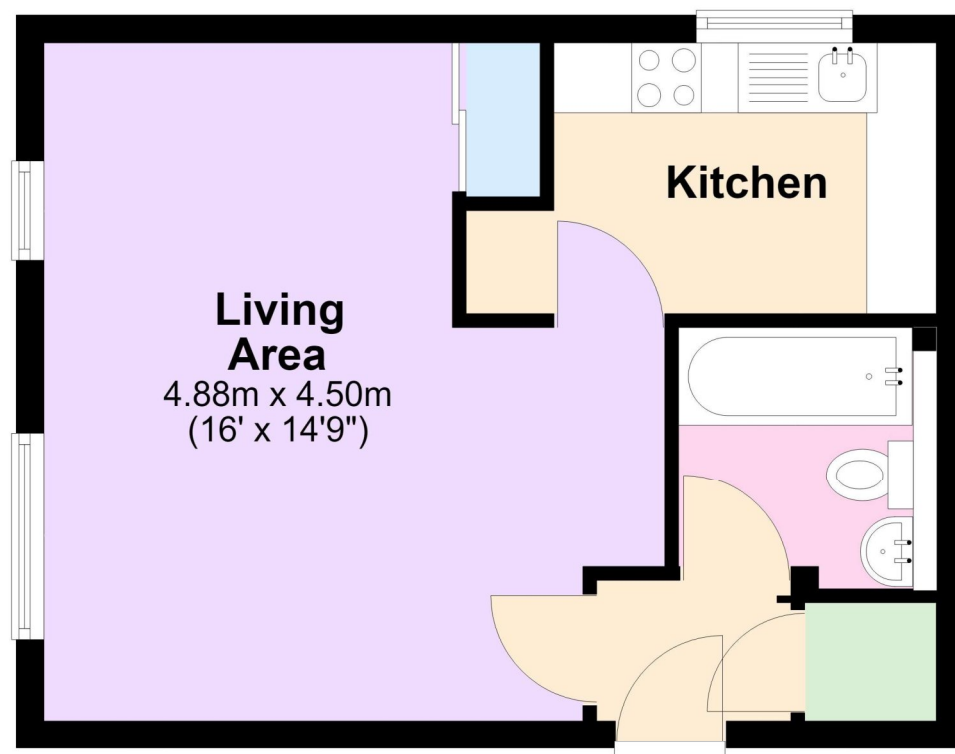
Council Tax Band: B

EPC rating: D



Second Floor

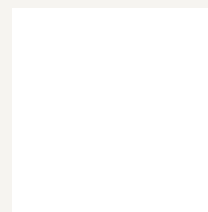
Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 31.3 sq. metres (336.8 sq. feet)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		



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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.

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