



**CELESTIAL GARDENS, LEWISHAM, SE13 5RP**  
**GUIDE PRICE £200,000-£215,000 LEASEHOLD**

**A GROUND FLOOR STUDIO APARTMENT WITH SEPARATE KITCHEN AND DIRECT ACCESS TO A SMALL PATIO AREA SET IN THIS POPULAR GATED MODERN DEVELOPMENT IN BETWEEN BLACKHEATH VILLAGE, MANOR HOUSE GARDENS AND LEWISHAM TOWN CENTRE. SOLD CHAIN FREE AND WITH AN EXTENDED 175 YEAR LEASE.**

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## DESCRIPTION:

The accommodation briefly comprises; a bright and airy 15'4 x 12'4 studio room with direct access to a patio, separate modern kitchen, modern bathroom with shower over bath, and two storage cupboards. There are communal gardens and an allocated off street parking space. The property is in good decorative order with electric heating and double glazed windows.

This is a great apartment and, in our opinion, would be perfect for first time buyers and buy to let investors. There is no chain and the property will benefit from a newly extended lease circa 175 years. Your immediate viewing is essential.

Celestial Gardens is convenient for commuters with just 0.55 miles to Blackheath station, 0.64 miles from Lewisham Station & DLR and 0.48 miles from Hither Green Station. Close proximity are locals shops including M&S Food Court M&S food, Sainsbury and Lidl are all within 300 yards. The popular open spaces of Manor House Gardens, (0.2miles), Blackheath Common, (0.6miles), and Greenwich Park, (0.9 miles), are all within a short walk. The Ofsted rated "Outstanding" St Margaret's Primary School is extremely close and the house sits in the catchment area for Thomas Tallis secondary school.

## AT A GLANCE

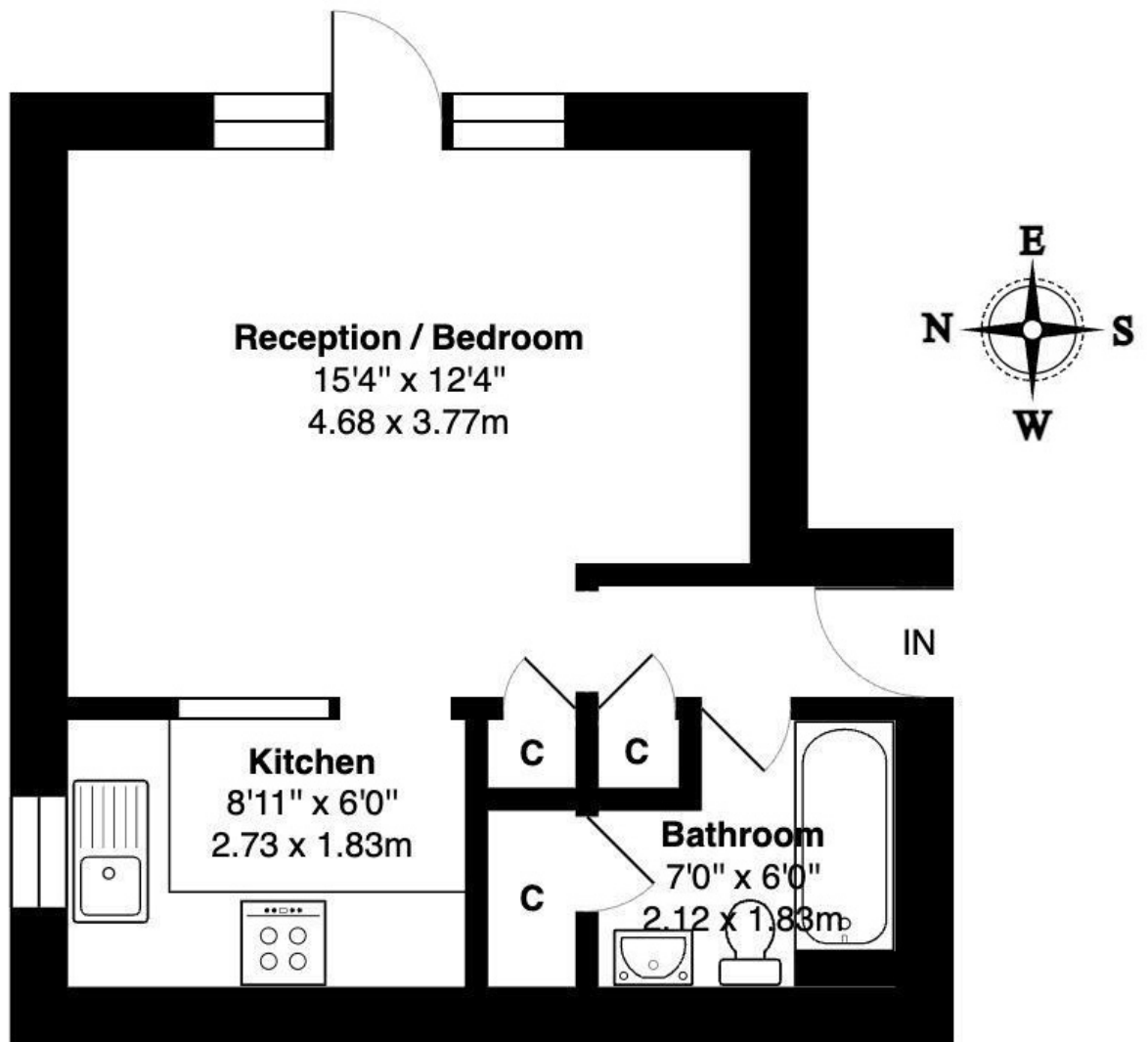
- modern studio flat
- ground floor
- gated development
- separate kitchen
- modern bathroom
- off street parking
- close to Blackheath village
- close to shops
- close to stations and DLR
- chain free
- extended 175 year lease







# Ground Floor



Approximate Gross Internal Area = 320 sq ft / 29.7 sq m

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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