



Burnt Ash Hill, Lee, London, SE12

Offers in excess of £290,000 *Leasehold*



A spacious and well-presented two bedroom first floor apartment set within Stanmore House, offering bright and well-balanced accommodation that would suit first-time buyers, downsizers and buy-to-let investors alike.

KEY FEATURES

- spacious first floor apartment
- approx. 785 sq ft of well-balanced accommodation
- ideal for first-time buyers or investors
- allocated parking and communal garden
- convenient for Grove Park, Lee and Hither Green



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The property provides a generous layout of approximately 785 sq ft, with an entrance hall leading to a large reception/dining room, a separate modern kitchen, two genuine double bedrooms and a contemporary bathroom.

The apartment feels bright throughout and has a practical, easy-flowing layout, with the main reception room providing plenty of space for both seating and dining. The kitchen is modern and well arranged, while both bedrooms are comfortable doubles, making the flat an appealing and versatile home.

Further benefits include double glazing, allocated parking and access to a large communal garden, which gives the property an added sense of space and greenery beyond the apartment itself.

Stanmore House is conveniently placed for everyday commuting, with Grove Park Station approximately 0.6 miles away, Lee Station around 0.75 miles away, and Hither Green Station about 1.25 miles away. Bus links are also close by, with several nearby stops within roughly 300 metres of the property.



MATERIAL INFORMATION

Tenure: Leasehold

Term: 90 year and 11 months

Service Charge: £2107.56 per annum

Ground Rent: £10 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

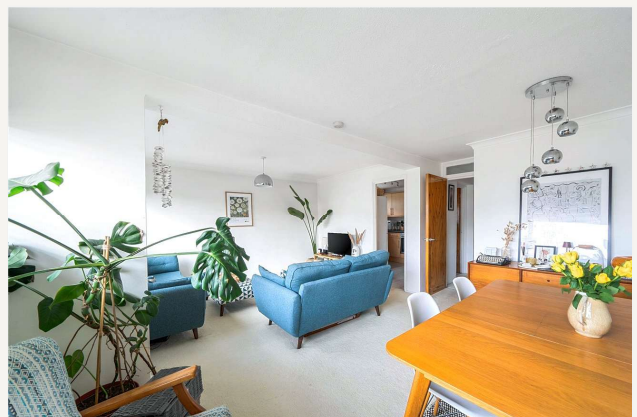
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/BLA260177>

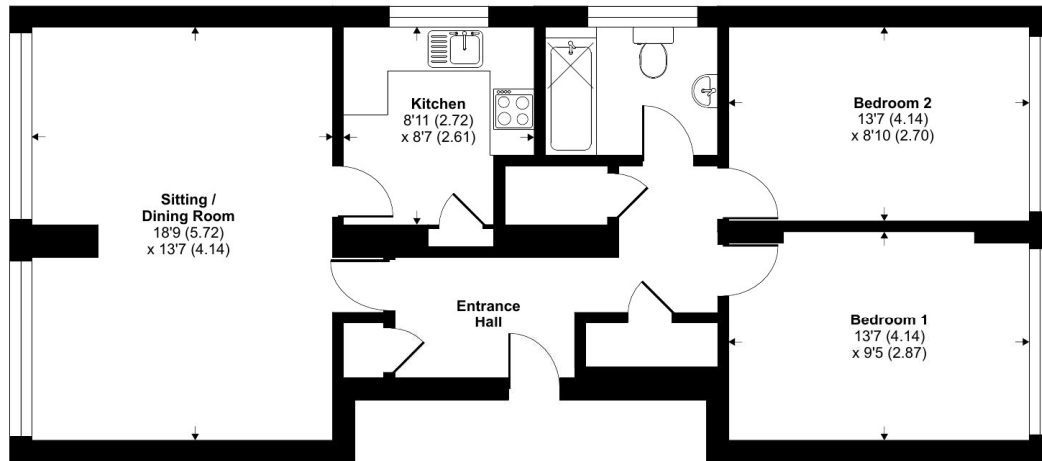
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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Approximate Area = 802 sq ft / 74.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Winkworth. REF: 1436113

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