



ELIOT PARK, LEWISHAM, LONDON, SE13
£350,000 LEASEHOLD

A BEAUTIFULLY PRESENTED ONE-DOUBLE-BEDROOM FLAT WITH A PRIVATE SOUTH-FACING GARDEN AND SEPARATE COURTYARD, SET ON THE GROUND FLOOR OF THIS MODERN BLOCK ON A QUIET ROAD. IDEALLY PLACED FOR LEWISHAM STATION/DLR AND THE OPEN HEATH, AND OFFERED CHAIN FREE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

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DESCRIPTION:

The accommodation comprises: entrance hall with space for a desk and a large storage cupboard; open-plan reception room with modern kitchen; a generous double bedroom (14'2" x 11'0") with direct access to a private courtyard; and a modern bathroom. The reception opens onto a good-size south-facing garden, with further access to a large communal garden. The flat also benefits from off-street parking.

This is a lovely property, perfect for first-time buyers, a pied-à-terre, or a buy-to-let investment.

Situated on Eliot Park, the property is a short walk from the open Heath and Greenwich Park beyond. It's ideally located for local amenities in Lewisham town centre, with its wide range of shops, as well as excellent transport options via the DLR and mainline stations at Lewisham, plus extensive bus and road links. Blackheath Village, with its boutique shops, bars and restaurants, is also close by.

Close to the Heath. Blackheath Village - 0.58 miles. Greenwich Park - 0.5 miles. Within easy reach of outstanding primary and secondary schools. Canary Wharf - 2.42 miles. The City (Bank) - 4.78 miles.

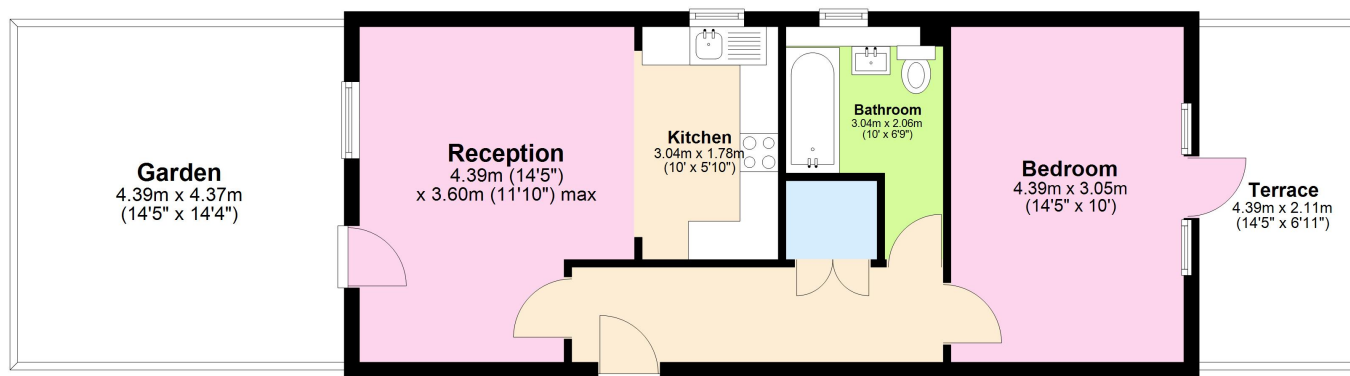
BY RAIL. DLR - Lewisham - 0.3 miles. Underground - North Greenwich - Jubilee line - 2.46 miles. British Rail - Lewisham 0.3 miles/ Blackheath - 0.65 miles . Journey times from Lewisham: London Bridge - 12 minutes Cannon Street - 18 minutes Victoria - 24 minutes Charing Cross - 21 minutes





Ground Floor

Approx. 47.3 sq. metres (509.2 sq. feet)



Total area: approx. 47.3 sq. metres (509.2 sq. feet)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	74 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 97 year and 0 months

Service Charge: £1360 per annum

Ground Rent: £ 10 Annually (subject to increase)

Council Tax Band: B

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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