



## Wisteria Road, Lewisham, London, SE13

Guide Price £325,000-£350,000 *Leasehold*



A well presented two bedroom first floor apartment located in this popular location close to Blackheath, Hither Green & Lewisham Stations, sold chain free.

### KEY FEATURES

- two bedrooms
- first floor
- stunning kitchen
- chain free
- 653 sq. ft
- garage



**Blackheath**

0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

for every step...

The property is in good condition throughout and briefly comprises; a large (11'x16') reception room, the master bedroom is a huge (9'8x15'9) and the second bedroom offers versatility as a guest room or home office. There is a modern family bathroom and a newly installed, high end kitchen with built in appliances. There is a great amount of storage cupboards and your earliest viewing is highly recommended.

Transportation is seamless with Hither Green Station providing access to Central London and London Bridge in just 11 minutes. Other nearby transport options include Lewisham Station, offering connections to London Bridge, Charing Cross, Victoria, and DLR meaning commuting to Canary Wharf, the City, and central London is effortless.

#### MATERIAL INFO

**Tenure:** Leasehold

**Term:** 105 year and 0 months

**Service Charge:** £2040 per annum £277.77 pa paid to PMMS

**Ground Rent:** £50 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

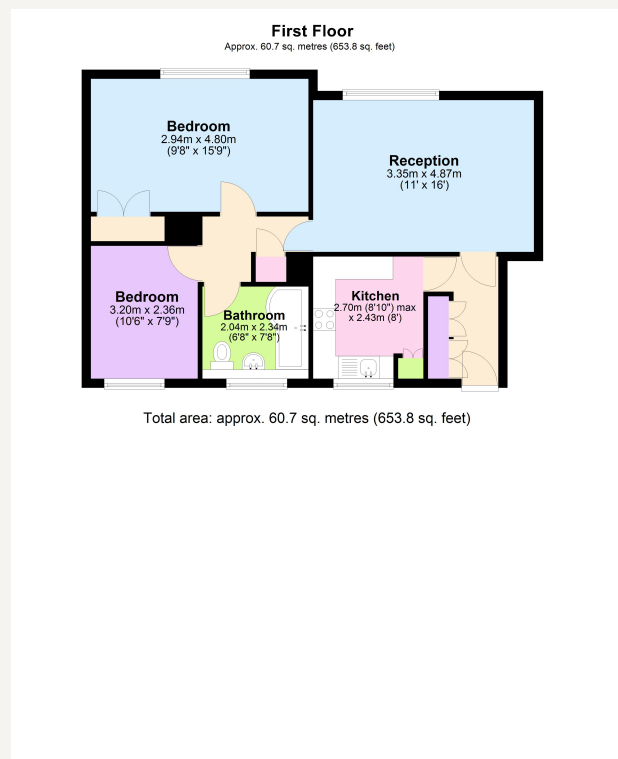
#### Flooding:

**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



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



<https://www.winkworth.co.uk/sale/property/BLA250756>

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.

**Blackheath**

0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.