



CONINGTON ROAD, LEWISHAM, LONDON, SE13 7FD
GUIDE PRICE £375,000-£400,000 LEASEHOLD

A STYLISH TWO BEDROOM, TWO BATHROOM, CORNER APARTMENT SET WITHIN THE POPULAR SILKWORKS DEVELOPMENT JUST 200 YARDS FROM THE DLR AND CLOSE TO LEWISHAM MAINLINE STATION AND SOLD CHAIN FREE.

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

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DESCRIPTION:

The property is located on the sixth floor (with a lift) and is in good decorative order. The accommodation comprises an open plan lounge diner with a balcony and a very attractive modern kitchen with integrated appliances, two double bedrooms including an ensuite shower room, a further modern bathroom and a utility cupboard. Residents have the added benefit of a modern gymnasium, a communal roof garden and a 24 hour concierge.

This is a great apartment and also has the ESW1 cladding safety certificate. Viewing is a must and video tour can be seen at winkworth.co.uk

The property is in a very convenient location and is perfect for the commute into the City, West End or Canary Wharf with both Lewisham and Elverson Road DLR within 250 metres away and the choice of Lewisham Station (mainline and DLR), New Cross (mainline and overground) and Greenwich (mainline, DLR and Thameslink) all within a mile. Lewisham station gives direct access to London Bridge, Cannon Street, Waterloo East, Charing Cross and Victoria as well as Canary Wharf and Bank on the DLR.

Greenwich town centre and Greenwich Park are both just a short walk. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital.

Lewisham high street is close by with extensive shopping choices and is being enhanced by new investment, attracting new restaurants and amenities. Blackheath Village with its array of boutiques, bars, restaurants and farmers market is less than a mile away.

AT A GLANCE

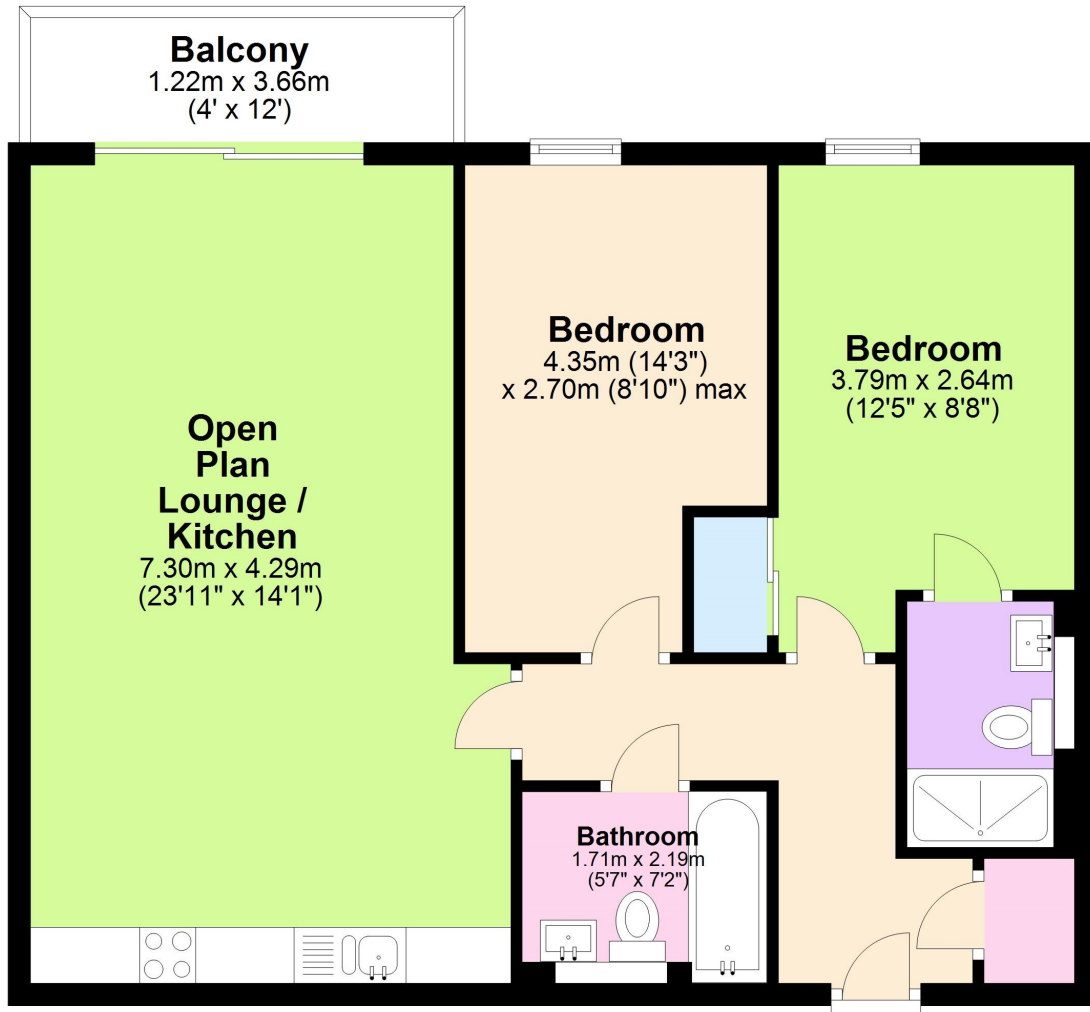
- stylish apartment
- two bedrooms
- two bathrooms
- corner apartment
- private balcony
- sixth floor (with lift)
- very close to shops
- very close to DLR





Sixth Floor

Approx. 68.0 sq. metres (731.9 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 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. 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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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