



Cornmill Lane, Lewisham, London, SE13

Offers in excess of £420,000 *Leasehold*



A beautifully presented two bedroom, two bathroom apartment located on the twenty-second floor with huge wrap round balcony and incredible views located in this popular development moments from Lewisham Station & DLR.

KEY FEATURES

- two bedrooms
- two bathrooms
- twenty-second floor
- huge wrap around balcony
- incredible views
- concierge



Blackheath

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Spanning 690 sq. ft the property briefly comprises; a large (18'10x13'10) open plan reception/ kitchen room, the master bedroom is complete with built in wardrobes and en suite shower room and there is a second double bedroom and the main family bathroom. From the reception room and master bedroom you have access onto the wrap around balcony which has stunning and uninterrupted views.

Residents also benefit from 24 hour concierge service and a communal roof terrace with superb views. This is a truly stunning and rarely available type of property and your earliest viewing is highly recommended.

The property is located in a very convenient location very close to Lewisham Station, (Zone 2), and the DLR and just a short walk to the town and shopping centre with the popular Blackheath and Greenwich close by.



MATERIAL INFORMATION

Tenure: Leasehold

Term: 110 year and 5 months

Service Charge: £2860 per annum

Ground Rent: £468 Annually (subject to increase)

Council Tax Band: C

EPC rating: B

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains Supply

Sewerage supply: Mains Supply

Water supply: Mains Supply

Mobile signal:

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

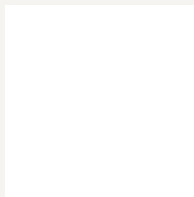
Last flood date:

Does the property have flood defences: Property does not have flood defences

Is object modified: False

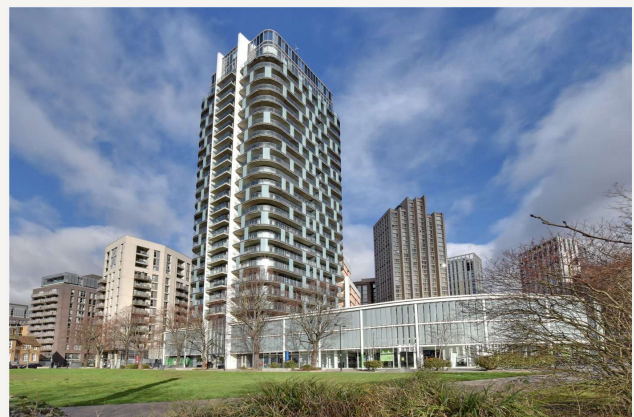
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

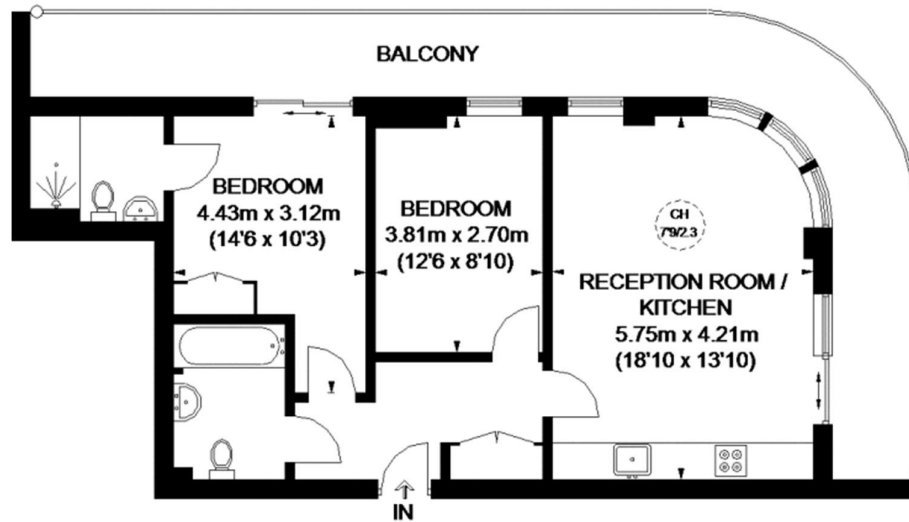


<https://www.winkworth.co.uk/sale/property/BLA260090>

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.



SIENNA ALTO



APPROXIMATE GROSS INTERNAL AREA
690 SQ. FT. (64.1 SQ. M.)

○ = CEILING HEIGHT

TWENTY SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (0519646)

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