



Celestial Gardens, Lewisham, London, SE13

£300,000 *Leasehold*



A two double bedroom, second floor apartment set in this popular gated modern development located between Blackheath Village, Manor House Gardens and Lewisham town centre, sold chain free.

KEY FEATURES

- two bedrooms
- second floor
- chain free
- off street parking
- gated development
- close to Manor House Gardens
- Lewisham Station & DLR nearby



Blackheath

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The accommodation briefly comprises; a bright and airy living room with a separate modern kitchen. There are two double bedrooms both with built in wardrobes and a family bathroom. Additional benefits include double glazed windows and gas fired central heating, communal gardens and an allocated off street parking space. This is a great apartment and, in our opinion, would be perfect for first time buyers and buy to let investors. There is no chain. Your immediate viewing is highly recommended.

Celestial Gardens is convenient for commuters with just 0.55 miles to Blackheath station, 0.64 miles from Lewisham Station & DLR and 0.48 miles from Hither Green Station and 0.30 miles. Close proximity are locals shops including M&S Food Court just 300 yards away. The popular open spaces of Manor House Gardens, (0.2miles), Blackheath Common, (0.6miles), and Greenwich Park, (0.9 miles), are all within a short walk. The Ofsted rated "Outstanding" St Margaret's Primary School is extremely close and the house sits in the catchment area for Thomas Tallis secondary school.



MATERIAL INFORMATION

Tenure: Leasehold

Term: 87 years

Service Charge: £3311 per annum

Ground Rent: £75 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:

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	69 C	75 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

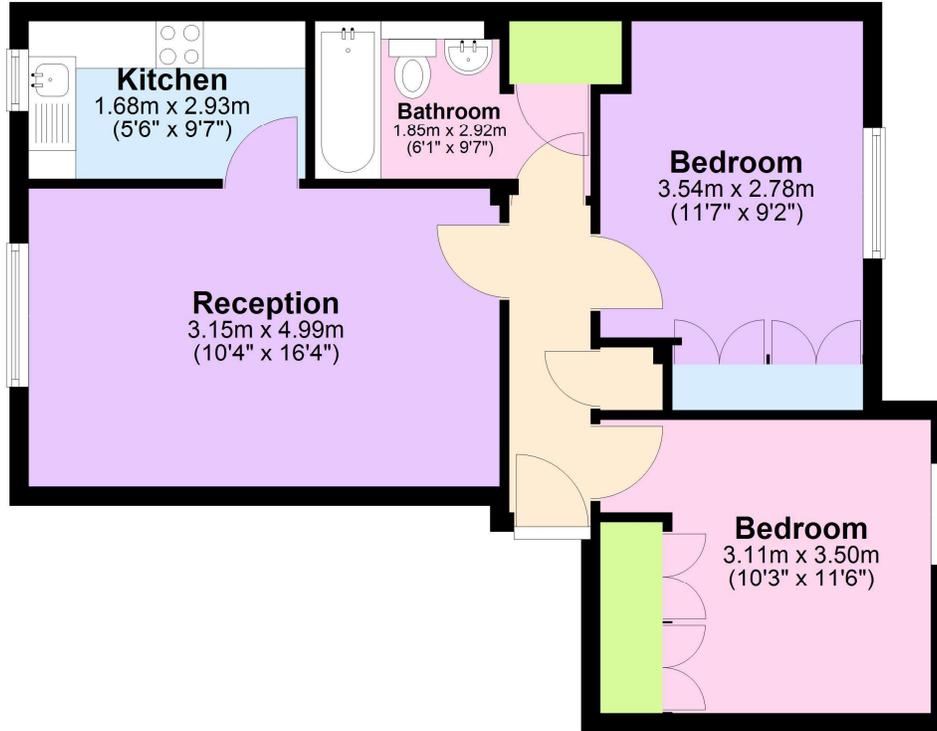


<https://www.winkworth.co.uk/sale/property/BLA190504>

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.

Second Floor

Approx. 52.7 sq. metres (567.5 sq. feet)



Total area: approx. 52.7 sq. metres (567.5 sq. feet)

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