



**DALLINGER ROAD, LEE, SE12 0TJ**  
**£300,000 SHARE OF FREEHOLD**

**LOCATED JUST A STONE'S THROW (140 METRES) FROM LEE STATION AND OFFERED TO THE MARKET CHAIN FREE, IS THIS LARGE ONE DOUBLE BEDROOM APARTMENT WITH OFF STREET PARKING.**

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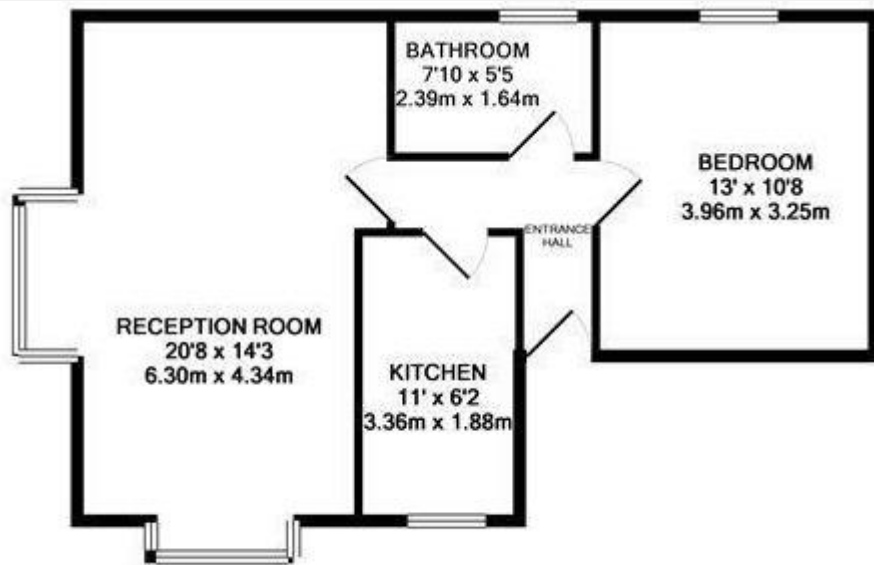
## DESCRIPTION:

Found on the first floor, this purpose-built apartment is one of only two in the building and the accommodation comprises; a large 20'8 14'3 reception room, a separate a good size modern kitchen, a 13'0 x 10'8 master bedroom and modern bathroom. The property is in very good decorative order with double glazed windows, gas fired central heating and wood flooring. Further benefits include off street parking, sold with a share in the freehold and chain free.

This is a great apartment and your immediate viewing is essential.

There are fantastic transport links with Lee Station just 140 metres giving access to London Bridge and Charing Cross amongst others with access to the, DLR (1.5 miles Lewisham) bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also nearby.

Close by is Manor House Gardens with children's play park, a pond and a farmers market every Saturday. The popular Luciano's (Italian) and Lord Northbrook Pub are within two minutes. A short walk is the vibrant centre of Hither Green which includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob's) a florist (Otto's Greenhouse) and Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever), gastropub The Station Hotel and of course Hither Green Station. Blackheath Village is just over 1 mile away with its array of boutique shops, farmers market, restaurants, bars and station. The heath is 1.25 miles and the fabulous Royal Greenwich Park 1.5 miles with Greenwich town centre beyond.



TOTAL APPROX. FLOOR AREA 524 SQ.FT. (48.7 SQ.M.)

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.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 79                      | 79        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

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