



## Sienna Alto, Lewisham, London, SE13

Guide Price £350,000 *Leasehold*



A stylish two double bedroom, two bathroom, apartment with a terrace. Found on the fourth floor of the sought after Renaissance development very close to Lewisham Station and DLR.

### KEY FEATURES

- modern apartment
- open plan living room
- two double bedrooms
- two bathrooms
- concierge
- popular development
- private terrace







The property is located on the fourth floor, (with a lift,) and is in excellent decorative order throughout. The accommodation briefly comprises; a spacious open plan lounge diner with a very attractive modern kitchen with integrated appliances. A good size master bedroom with built in wardrobes and an attractive ensuite shower room, a second double bedroom and a modern bathroom. There is also utility cupboard and a private terrace from the living room. Residents also benefit from 24 hour concierge service and a communal roof terrace with superb views.

The property is sold chain free and your immediate viewing is essential.

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:** 113 year and 0 months

**Service Charge:** £3221.04 per annum

**Ground Rent:** £ 515.25 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** B

**Is the property listed:** Property is not listed

### 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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		



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



<https://www.winkworth.co.uk/sale/property/BLA180373>

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.



Unit Type	2 Bedroom		
Room	Dimensional ref	Dimensional N/A	Area sqm / Area sqft
Living/Dining	3537 x 3142	12' 5" x 10' 2"	11.0 sqm / 119 sqft
Kitchen	2609 x 2609	8' 7" x 8' 7"	6.8 sqm / 73 sqft
Bedroom 1	3195 x 3435	10' 6" x 11' 3"	11.0 sqm / 119 sqft
Bedroom 2	2829 x 2829	9' 4" x 9' 4"	8.0 sqm / 86 sqft
Bathroom	1800 x 2395	5' 9" x 7' 9"	4.3 sqm / 46 sqft
En Suite	2200 x 1500	7' 3" x 5' 0"	3.3 sqm / 36 sqft
<b>TOTAL UNIT AREA</b>			<b>56.7 sqm / 608 sqft</b>
Balcony			5.7 sqm / 61 sqft
LOCATION: Plot number/UNIT reference			
N/A, 600, 629			
<b>Key</b>			
PT	Pillar Post		
EW	Open Window		
WD	Window Style		
MI	Meat Interface (not located above MI)		
CU	Cupboard Unit		
MS	Main House Ventilation Unit (located above CU)		

