



## Sienna Alto, Lewisham, London, SE13

Guide Price £350,000 *Leasehold*



### KEY FEATURES

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



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.



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:

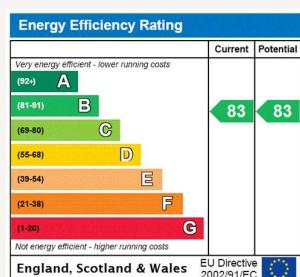
**Does the property have any easements:** Property does not have easements

**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



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
Rooms	Dimensions (in)
Living/Dining	55'5" x 31'6"
Kitchen	10'0" x 11'0"
Bedroom 1	12'0" x 14'0"
Bedroom 2	12'0" x 10'0"
Bathrooms	3'10" x 5'10"
Ex. Balcony	12'0" x 15'0"
<b>TOTAL UNIT AREA</b>	<b>1,087 sqft (103 sqm)</b>
Availability	12 months (144 sqft/m)
LOCATION: Plot number/Unit reference: 337, 803, 804	
Key	
IP	Indigo Room
EW	East Wall
WD	Window Dsry
HW	Heel Impact (not illustrated above W)
CE	Consumer Unit
WMB	Whole House Ventilation Unit (located above CL)

