





Brief Summary

Introducing this exceptional purpose built flat offering a long lease in the esteemed Ladywell Village area. This flat is really well presented and is ready to move into. There is one bedroom, one bathroom, a generous living room and a separate kitchen. You will enjoy the convenience of residents parking and a green communal garden. The flat is super close to Ladywell Village and station, shops and cafes.

Property Features

- Top Floor Flat
- Residents Parking
- Close to Ladywell Village
- Communal garden
- Close to Ladywell Station
- Big Lounge
- One Bedroom
- Modern Bathroom
- Double glazing
- Separate Kitchen



DESCRIPTION

Introducing this ready-to-move-into, purpose built flat. With a long lease and reasonable service charges!

Located in the extremely sought after 'Ladywell Village' area. This top floor flat is in very good condition and has been lovingly maintained. There is a living room, separate kitchen a bedroom with fitted wardrobes and a bathroom. Residents will enjoy the convenience of nearby residents parking and the allure of a green communal garden. The flat is located around the corner from the charming 'Ladywell Village' and Station. This property offers easy access to the 'Café lifestyle, which Ladywell enjoys including a new Sainsbury's local, this is all backed up with access to Lewisham's super fast and varied transport, not too far away. The area has a vibrant community atmosphere with a touch of tranquillity and four bus routes for added measure.

This is a rare opportunity for discerning buyers seeking a well-maintained property in a sought-after neighbourhood. Don't miss out. Schedule a viewing today. #AskBeaumont

AGENT'S NOTE

We understand that the lease is 151 years remaining.

The service charges are: £127.72

The ground rent is: £100

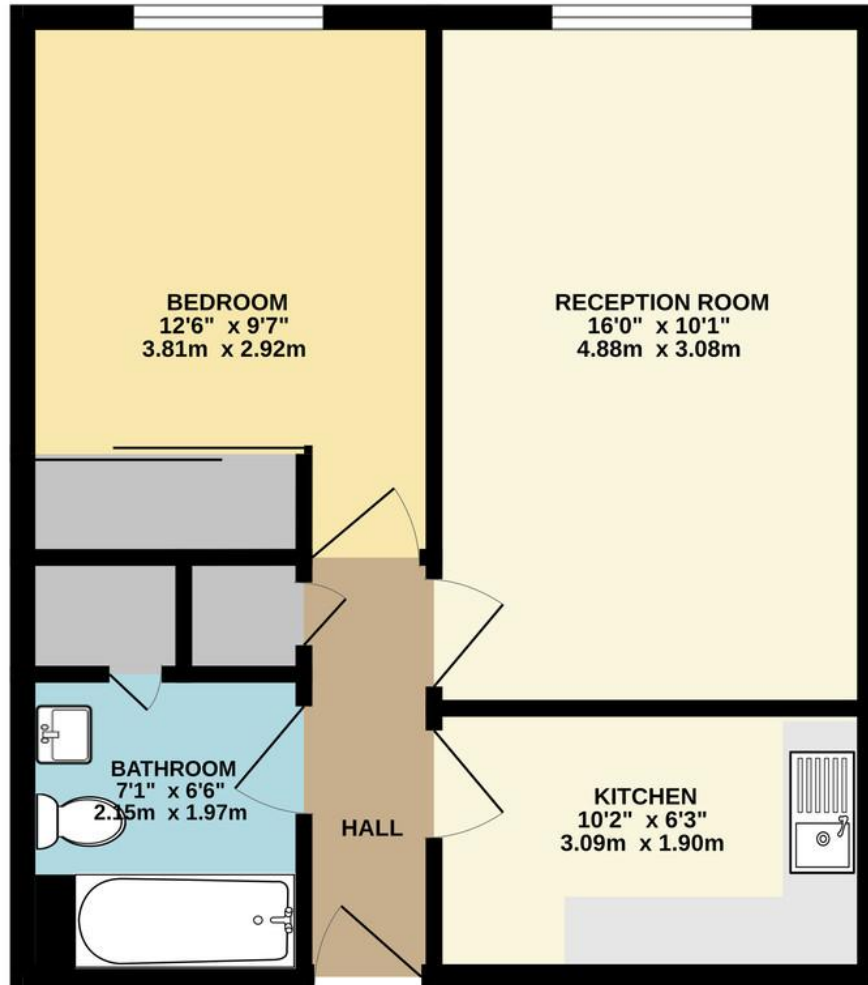
The flat is Lewisham Council tax band 'B'.







SECOND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



How far?

Distances are taken from googlemaps.co.uk. They are approximate and are to be used as a rough guide only.

Ladywell Station: 0.1 miles
Lewisham Station: 1.1 miles
Catford Station: 1.3 miles

Ladywell Fields 0.2 Mile
Hillyfields Park 0.3 Mile

Lewisham Hospital 0.3 Mile

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		