





Property Summary

Simply the smartest flat we have ever been to in Armoury Road. Significantly remodelled and must be seen.

Modern, sleek, sophisticated

For sale is this first floor flat in a great location for different transport or a walk/cycle into Greenwich or Blackheath.

Refurbished by the current owner with a statement kitchen and bathroom and modern décor throughout.

There is a big kitchen and open plan living room.

Two bedrooms and a modern shower room.

Armoury Road is adjacent to the Elverson Road DLR and also the Lewisham mainline station. Directly passing the flat is the walking and cycling route to Greenwich. The flat also has triple glazing.

Property Features

- Modern Flat
- Sleek design
- Sophisticated New Kitchen
- Open plan Living room
- 2 bedrooms
- New shower room
- First floor
- 100 metres to DLR (Canary Wharf)
- 100 Metres to a park
- Great also for Greenwich & Blackheath



COMMUNAL ENTRANCE HALL

Stairs to the first floor.

ENTRANCE HALL

RECEPTION ROOM AND AMERICAN KITCHEN

20' 1" x 14' 2" (6.12m x 4.32m)

MASTER BEDROOM

12' 3" x 9' 10" (3.73m x 3m)

BEDROOM 2

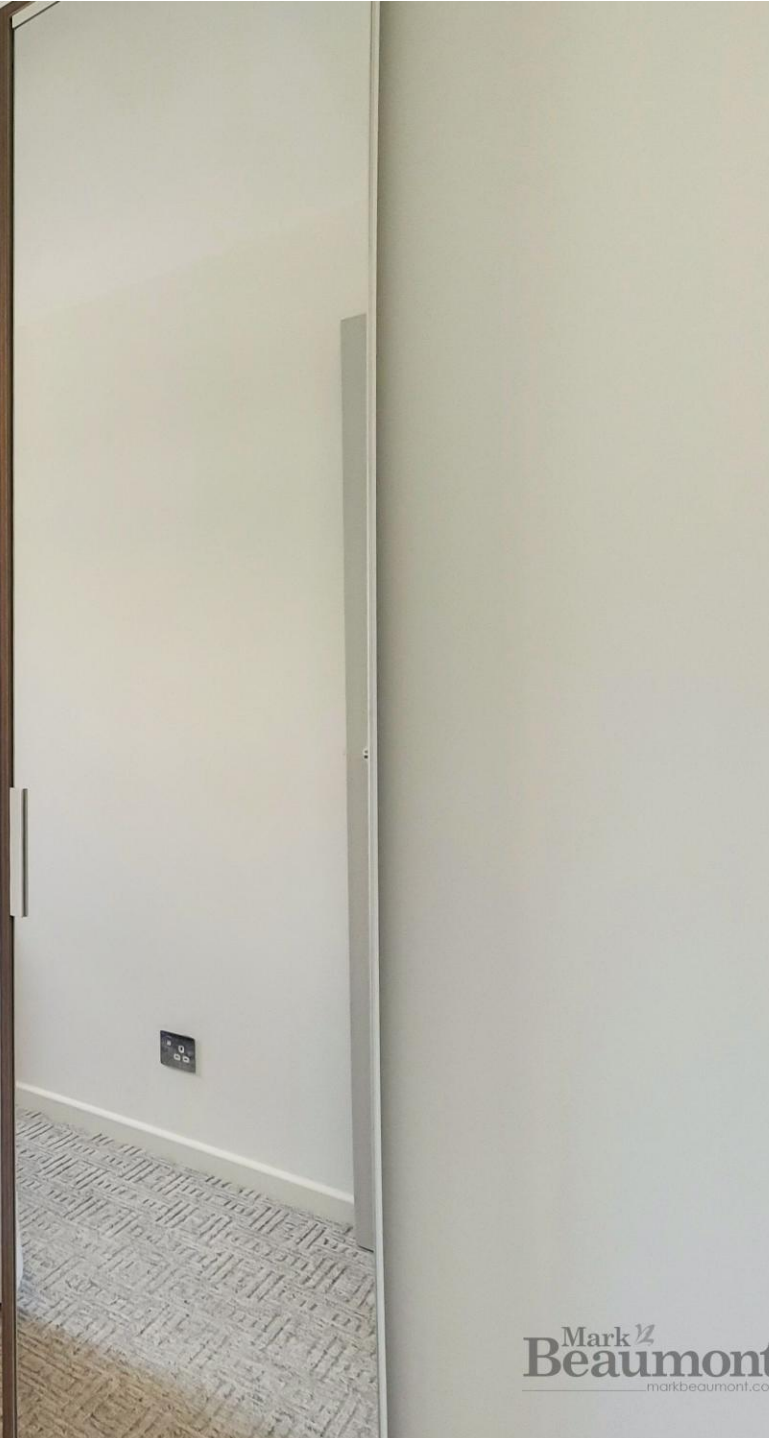
10' 7" x 6' 5" (3.23m x 1.96m)

COMMUNAL GROUNDS

The vendor currently has permits for 2 parking spaces.

VIDEO TOUR AVAILABLE ONLINE, PLEASE ASK







DISTANCES

Distances are taken from [googlemaps.co.uk](https://www.google.com/maps). They are approximate and are to be used as rough guide only.

TRANSPORT:

Elverson Road DLR <100 metres

Lewisham Rail 0.19 Mile

St. Johns Rail 0.29 Mile

Greenwich Rail 0.71 Mile

OUTDOORS

Brookmill Park circa <100 Metres

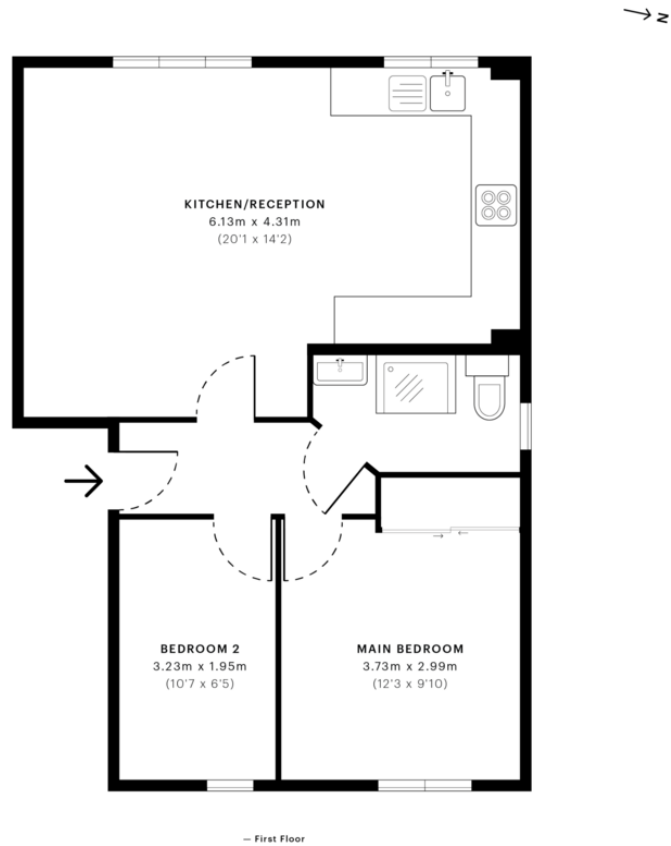
Hillyfields 0.8 Mile

Blackheath 1.4 Mile

Greenwich Park 1.1 Mile

Ladywell Fields 1.1 Mile

Greenwich Reach 1.4 Mile



- First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
48.73 sqm / 524.53 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
47.63 sqm / 512.69 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use areas under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 49.51 sqm / 532.92 sqft
IPMS 3C RESIDENTIAL 48.53 sqm / 522.37 sqft
SPEC ID: 60be51916d344d0de0b78152

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