



## 1 bed apartment to buy in SE13

Eastdown Park, London, SE13 5HU

**£180,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Offered for sale is this charming one bedroom flat situated in a purpose built block located a short walk away from Lewisham High Street, Lewisham Station and also Hither Green Station, both under a 15 minute walk away.

This is the perfect first time purchase and would make a great step onto the property ladder. The property benefits from low ground rent and service charge and has over 107 years left on the lease.

Internally you are welcomed by a modern decor throughout, the bright reception room offers ample space for dining table, and the separate stylish kitchen boasts a range of wall and base units, electric over with overhead extractor and space for white goods.

The property boasts a generously sized double bedroom, which also offers built in fitted wardrobe space, making it both a practical and peaceful space. The separate bathroom offers a sleek and contemporary style with a three piece fitted suite and an electric towel radiator.

Situated perfectly between Lewisham, Hither Green and Lee, this flat is easily accessible to local amenities and train stations for convenience and pleasure. Just a short walk to both Lewisham and Hither Green station, where you can catch the southeastern service to London Bridge, Charing Cross and London Cannon Street as well as the DLR service into Canary Wharf and Bank.

You're spoilt for choice for local parks with a few to enjoy nearby, Gilmore & Manor Park are the closest; Manor House Gardens is very popular and has picturesque views with a café and playgrounds. Only a 20 minute walk away, you can also head into Blackheath Village which has the famous Greenwich park and even more shops, restaurants and bars to enjoy!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 107

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £1,309.00

Price: Starting Bid £180,000

Property Type: Apartment

Parking: Permit Parking

Year built: 1970

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

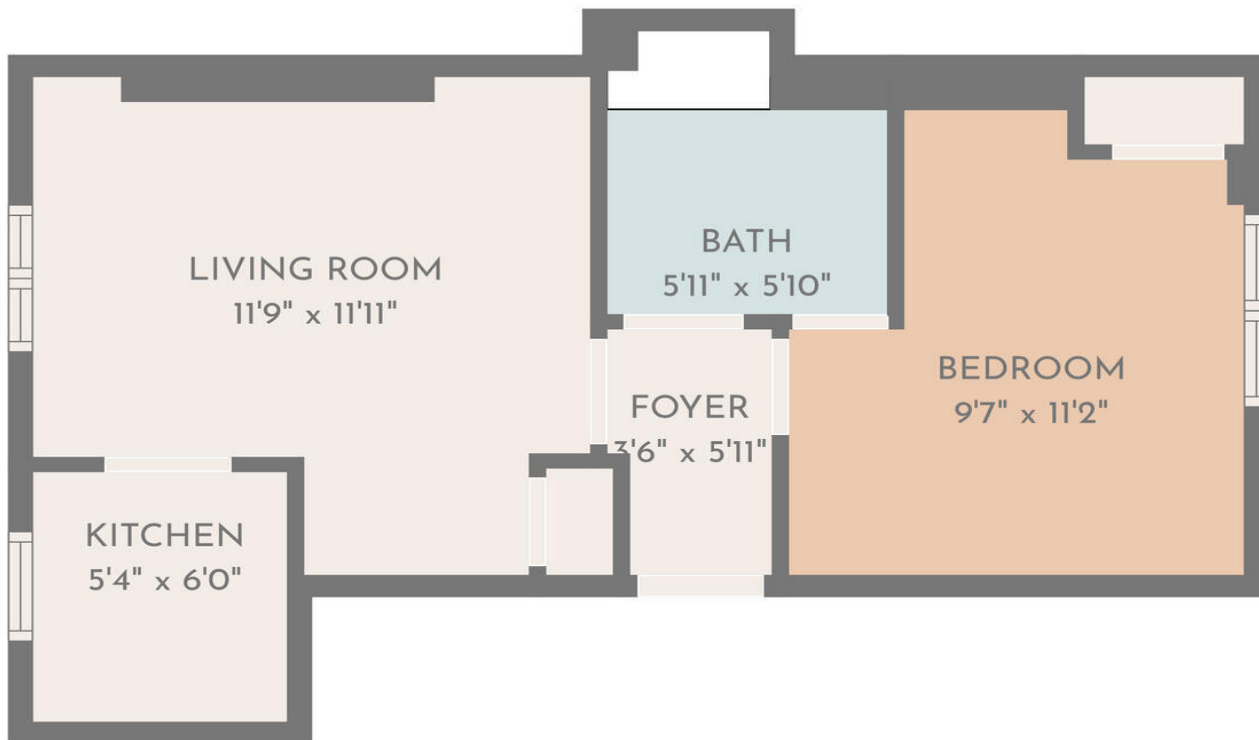
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



**TOTAL: 328 sq. ft**  
 1st floor: 328 sq. ft  
 EXCLUDED AREAS: WALLS: 42 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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