



£265,000

1 bedroom flat

Clarendon Rise
Lewisham

Read all about it...

Offered to the market with no onward chain, this one-bedroom flat is ideally situated just moments away from Lewisham Mainline and DLR Stations, offering a range of commuter services into Central London. Nestled near Lewisham High Street, you'll also find an array of friendly local shops, cafes, and restaurants right at your doorstep.

Set on the ground floor of a purpose-built residential building and boasting sleek modern decor throughout, internally this flat features a spacious lounge, a fully fitted modern kitchen and bathroom and a good-sized double bedroom with ample built-in storage. This property also benefits from allocated off-street parking.

GROUND FLOOR

Lounge

12' 8" x 11' 3" (3.86m x 3.43m)

Double-glazed windows, pendant ceiling lights, radiator, laminate wood floor.

Kitchen

10' 9" x 5' 10" (3.28m x 1.78m)

Double-glazed windows, tube ceiling light, fitted kitchen units, sink with mixer tap, integrated dishwasher, fridge/freezer, oven, electric hob and extractor hood, combi boiler, laminate flooring.

Bedroom

11' 3" x 8' 11" (3.43m x 2.72m)

Double-glazed windows, pendant ceiling light, fitted storage, radiator, laminate flooring.

Bathroom

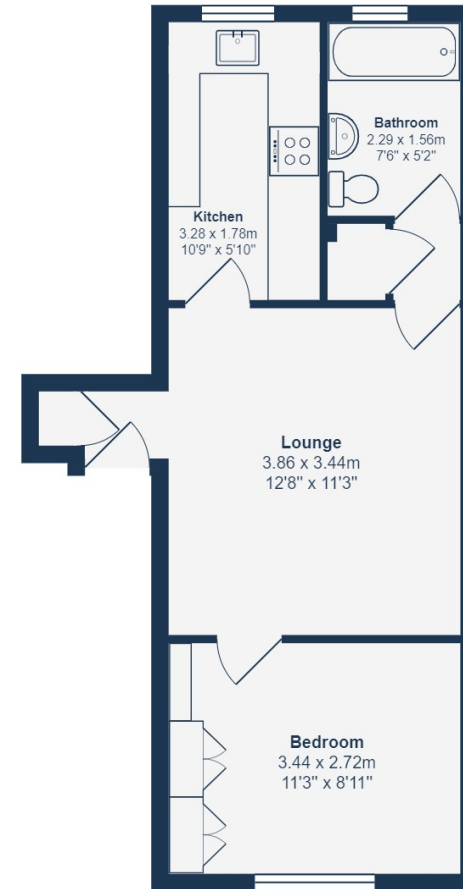
7' 6" x 5' 2" (2.29m x 1.57m)

Double-glazed windows, semi-flush ceiling light, bathtub with shower and screen, washbasin on vanity unit, WC, heated towel rail, laminate flooring.

Utility Cupboard

2' 11" x 2' 3" (0.89m x 0.69m)

Plumbing for washing machine.



Ground Floor

Total Area: 35.7 m² ... 384 ft²

Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only.
Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

Like what you see?

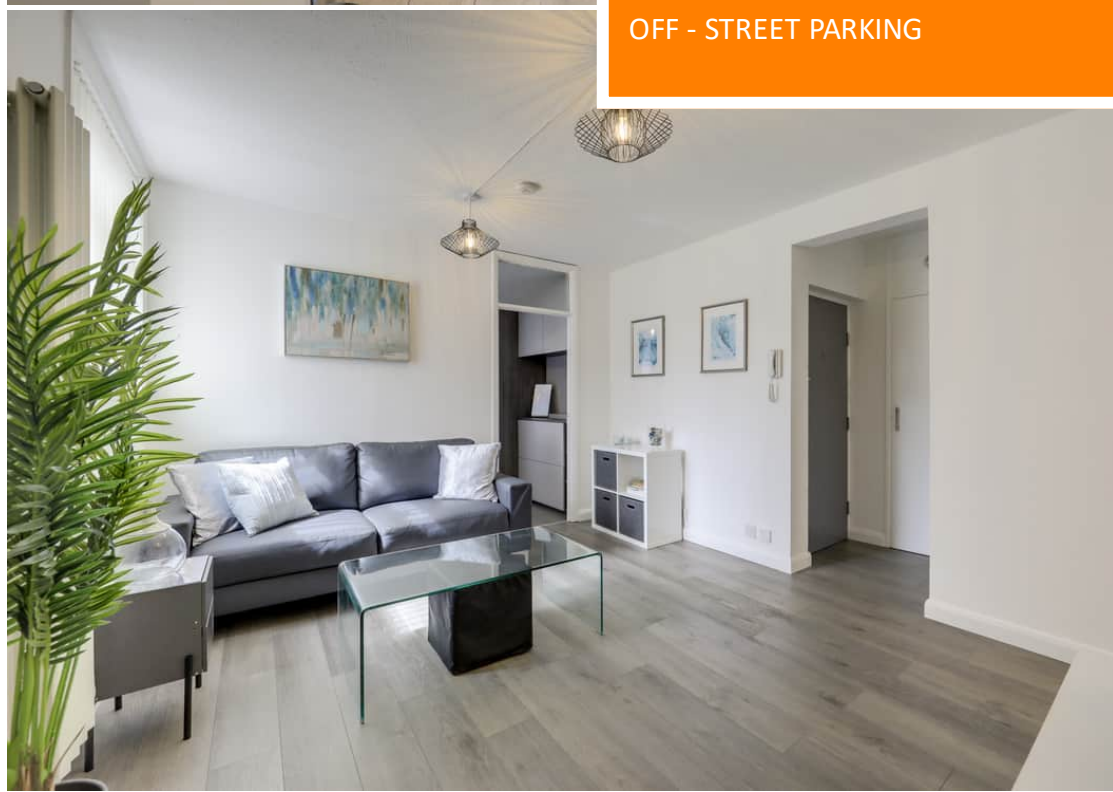
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london to arrange a viewing or request further information

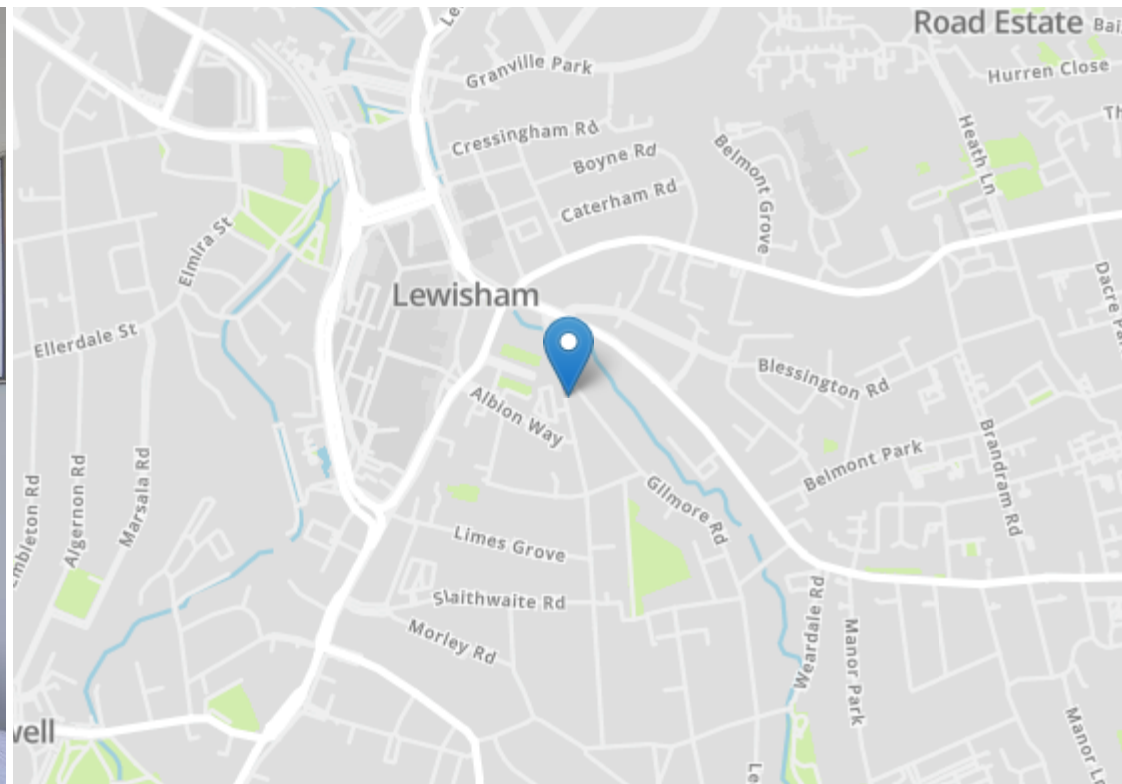
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GROUND FLOOR FLAT
MODERN BATHROOM & KITCHEN
OFF - STREET PARKING

FANTASTIC CONDITION
THROUGHOUT
CHAIN FREE
GREAT TRANSPORT LINKS





Energy Efficiency Rating

| | Current | Potential |
|--|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 74 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| <small>EU Directive 2002/91/EC</small>  | | |
| England, Scotland & Wales | | |



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