

Stanfords

— sales & lettings —



£300,000

1 bedroom flat

Loampit Hill

Lewisham

Read all about it...

A fantastic split-level flat, offered to the market with no onward chain ideally located for St Johns and Lewisham Train Stations, providing a range of commuter services into Central London and Canary Wharf.

Set on the first and second floors of a period conversion building, this property features an open-plan lounge and kitchen, a good-sized double bedroom with built-in storage and an ensuite shower room.

FIRST FLOOR

Lounge/Kitchen

17' 5" x 9' 8" (5.31m x 2.95m)

Windows, ceiling spotlights, radiator, fitted kitchen units, sink with mixer tap and drainer, plumbing for washing machine, integrated oven, gas hob and extractor hood, combi boiler, laminate flooring.

SECOND FLOOR

Bedroom

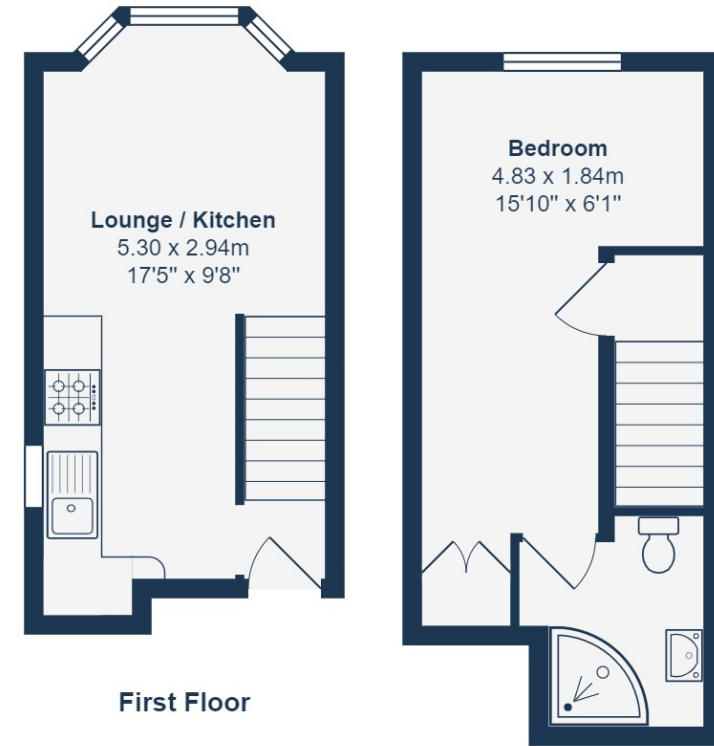
15' 10" x 6' 1" (4.83m x 1.85m)

Windows, ceiling light, built-in wardrobe, radiator, laminate flooring.

Shower Room

7' 3" x 6' 4" (2.21m x 1.93m)

Ceiling spotlights, walk-in shower, wall-mounted washbasin, WC, heated towel rail, tiled flooring.



First Floor

Second Floor

Total Area: 35.5 m² ... 382 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?

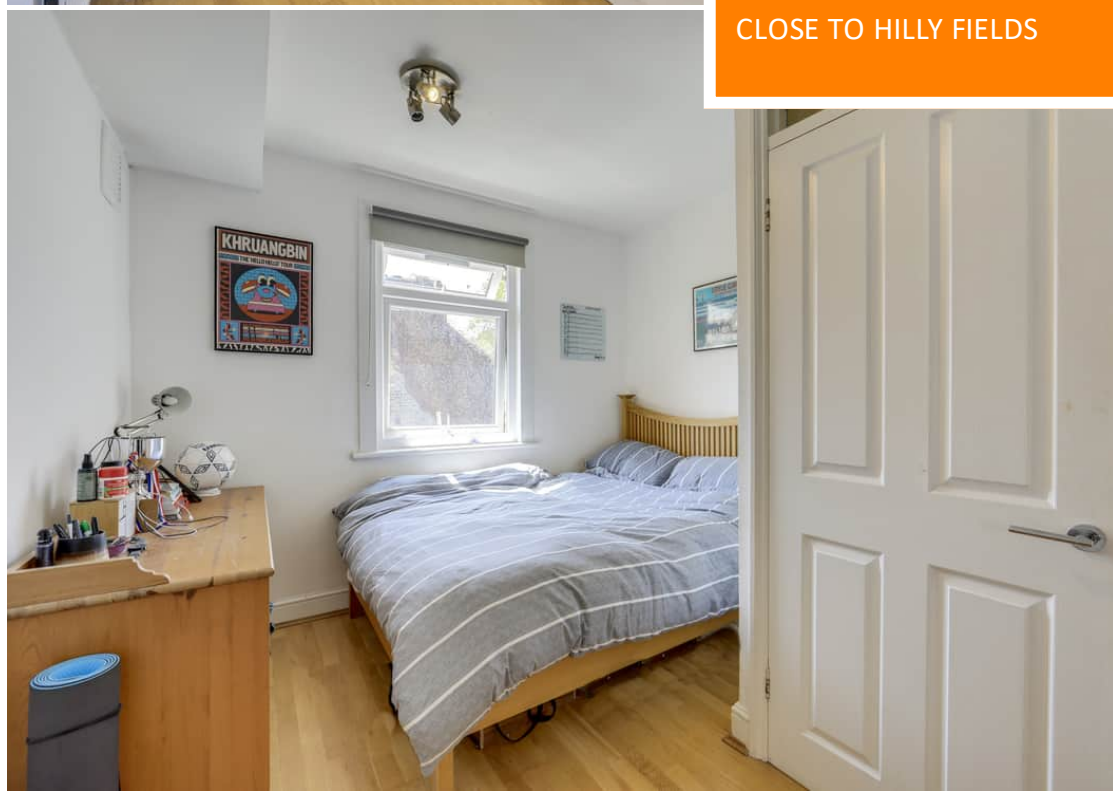
Call 020 8852 0026 or email us at hithergreen@stanfordstates.london to arrange a viewing or request further information

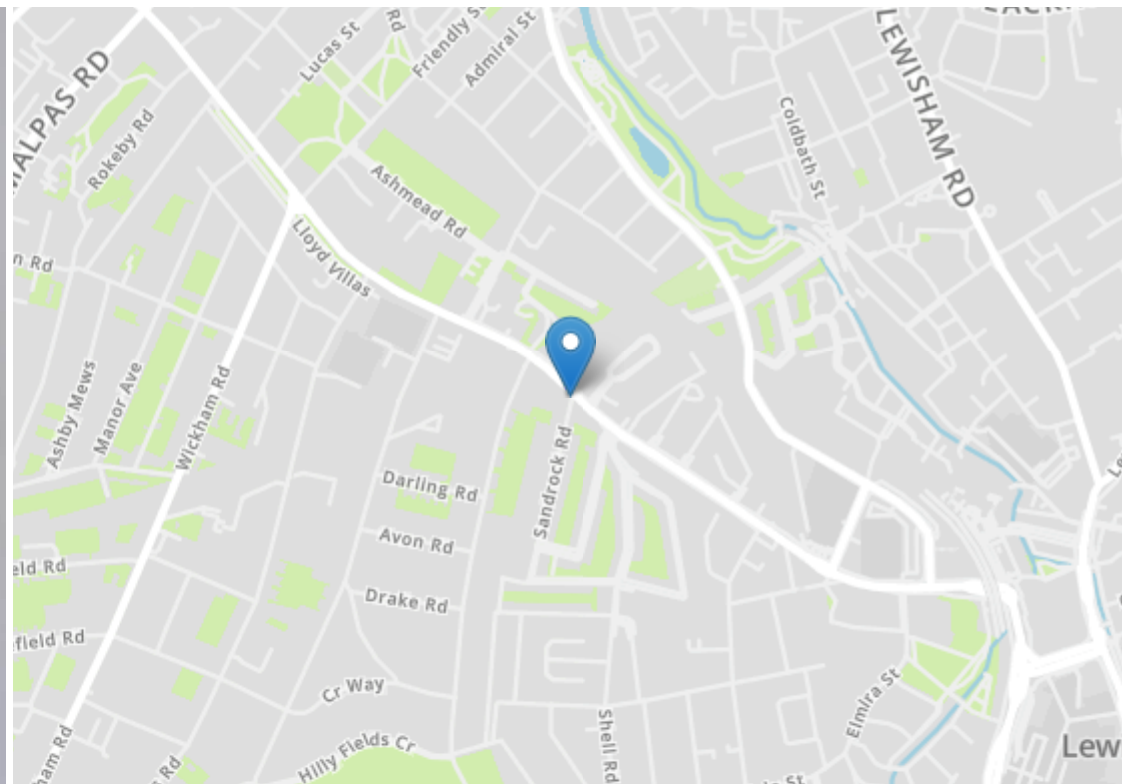
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CHAIN FREE
GREAT FOR COMMUTERS
CLOSE TO HILLY FIELDS

SPLIT LEVEL FLAT
OPEN PLAN
LOUNGE/KITCHEN
IDEAL FIRST TIME BUY





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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