

# Stanfords

— sales & lettings —



**Guide Price £550,000**

2 bedroom flat

Lewisham Park

London

SE13 6QZ

# Read all about it...

This beautiful, two-bedroom first-floor flat is located on the desirable Lewisham Park which is now a conservation area, and spans over 1,000 sq ft. Internally the property consists of a bright and airy lounge to the front of the property with high ceilings and direct access onto a private balcony with picturesque views overlooking Lewisham Park. A modern fitted kitchen with integrated appliances, a three-piece family bathroom and two double bedrooms. The property also benefits from a private, low maintenance south facing garden, and a basement with additional storage to help keep your home free of clutter!

Located just 0.8 miles to Hither Green Station and 0.5 miles to Ladywell station, which both provide a range of commuter services into Central London, and Lewisham station with DLR links in to Canary Wharf. Nearby are a wide range of boutique shops, bars and restaurants ideal for people looking to move to a desirable area with great connections and an abundance of local green spaces.

Don't miss out - schedule your viewing today!

## FIRST FLOOR

### Entrance Hall

7' 2" x 15' 4" (2.18m x 4.67m)

Pendant light, engineered wood flooring

### Lounge

17' 9" x 15' 11" (5.41m x 4.85m)

Pendant light, radiator, engineered wood flooring, door to balcony

### Kitchen

7' 0" x 14' 9" (2.13m x 4.50m)

Ceiling light, sash window to front, matching wall and base units, ceramic sink with drainer and single mixer tap, integrated oven and electric hob, extractor hood, engineered wood flooring

### Bathroom

Spotlights, sash window to the side, washbasin with vanity unit, panel enclosed bath/shower, W/C, tile flooring

### Bedroom

11' 7" x 16' 8" (3.53m x 5.08m)

Pendant light, sash window to side and rear, radiator, engineered wood flooring.

### Bedroom

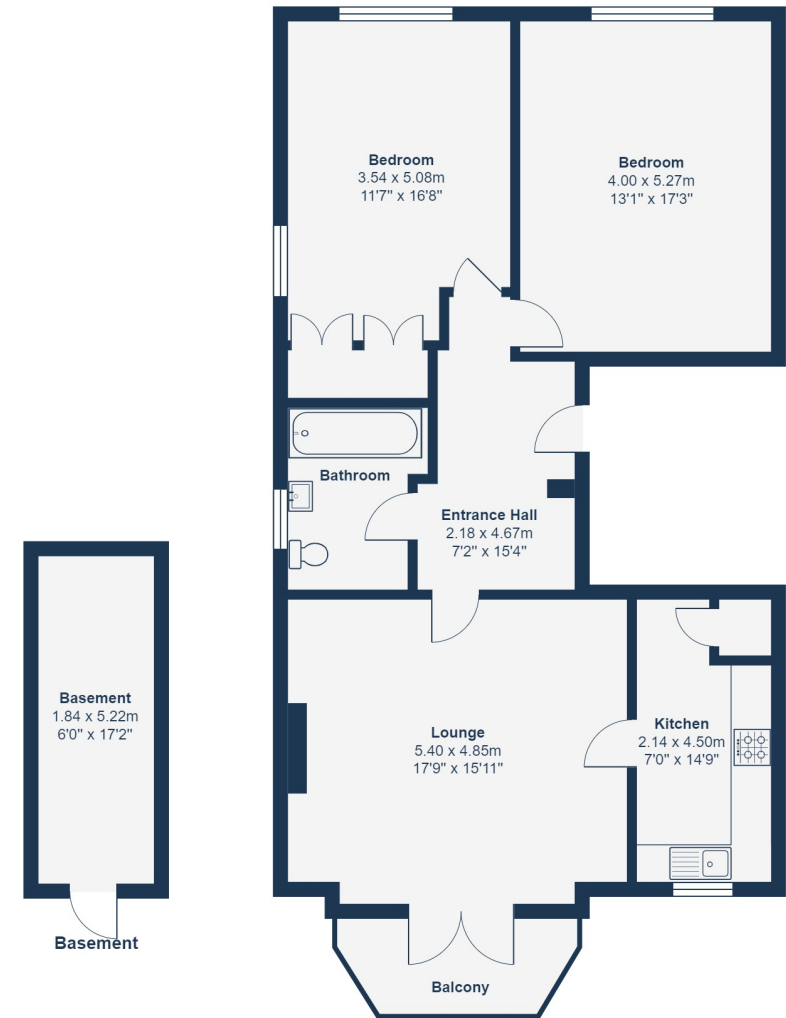
13' 1" x 17' 3" (3.99m x 5.26m)

Pendant light, sash window to rear, radiator, engineered wood flooring

## OUTSIDE

### Garden

Private section



First Floor

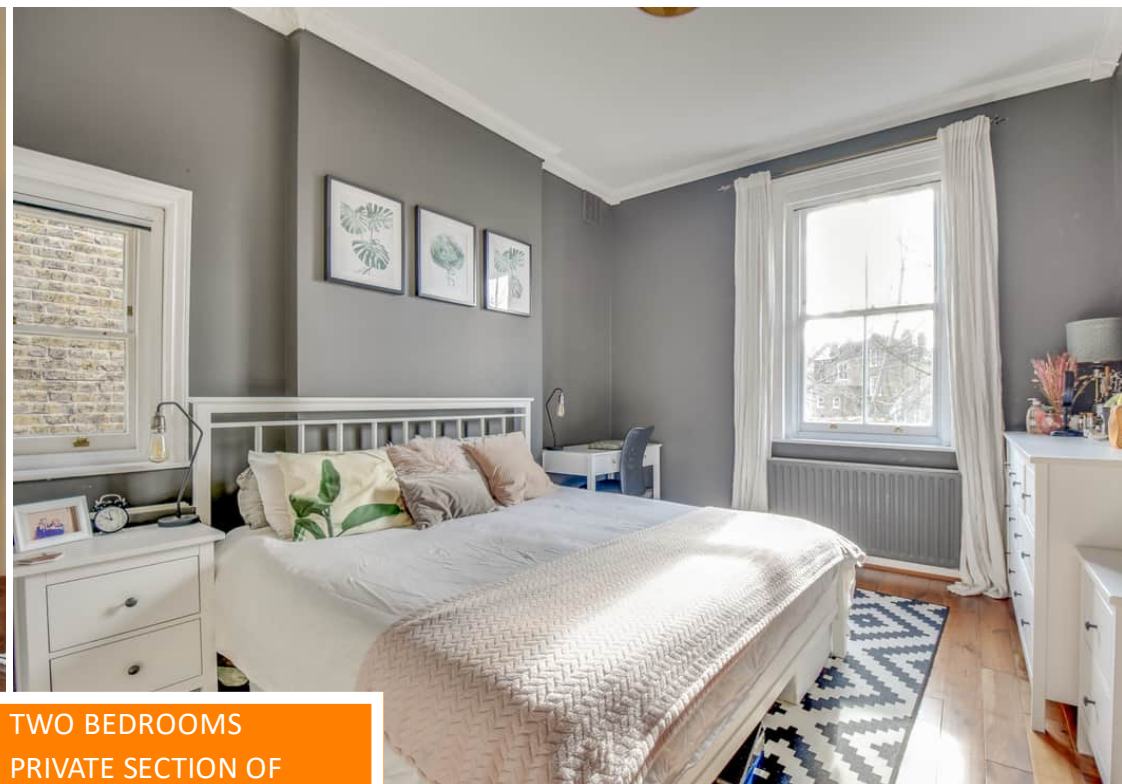
Total Area: 94.6 m<sup>2</sup> ... 1018 ft<sup>2</sup> (excluding balcony, basement)

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?

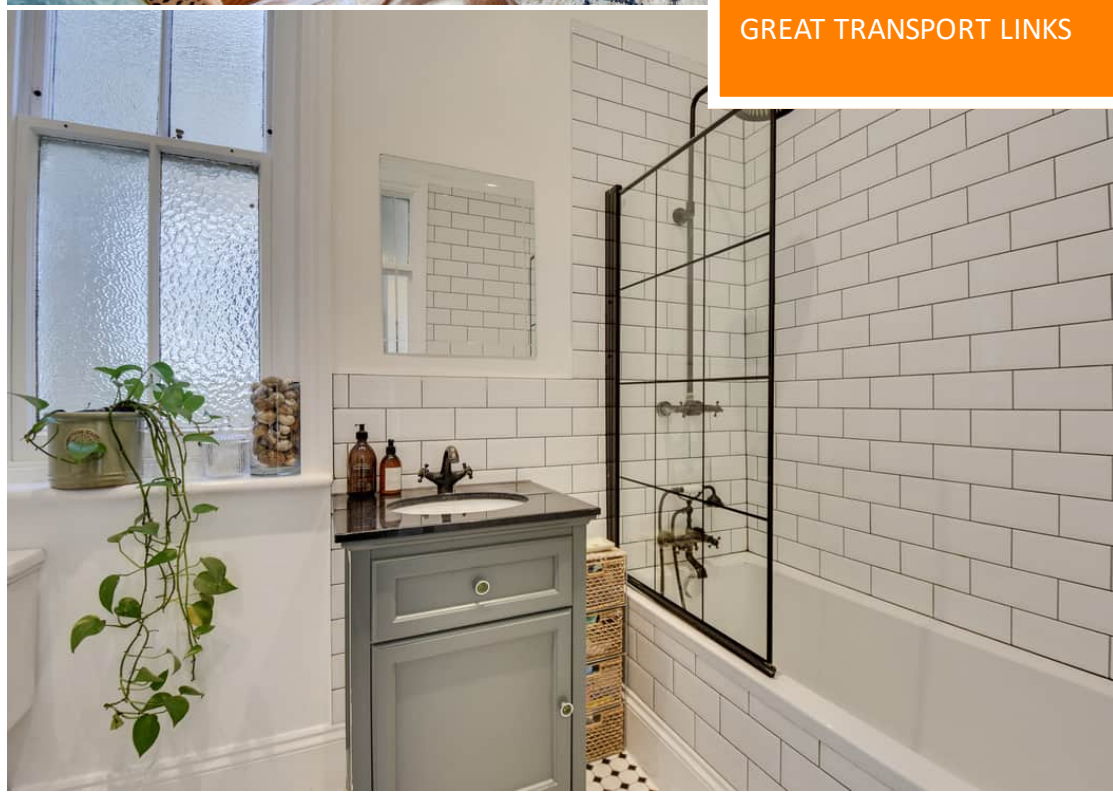
Call 020 8852 0026 or email us at [hithergreen@stanfordstates.london](mailto:hithergreen@stanfordstates.london) to arrange a viewing or request further information

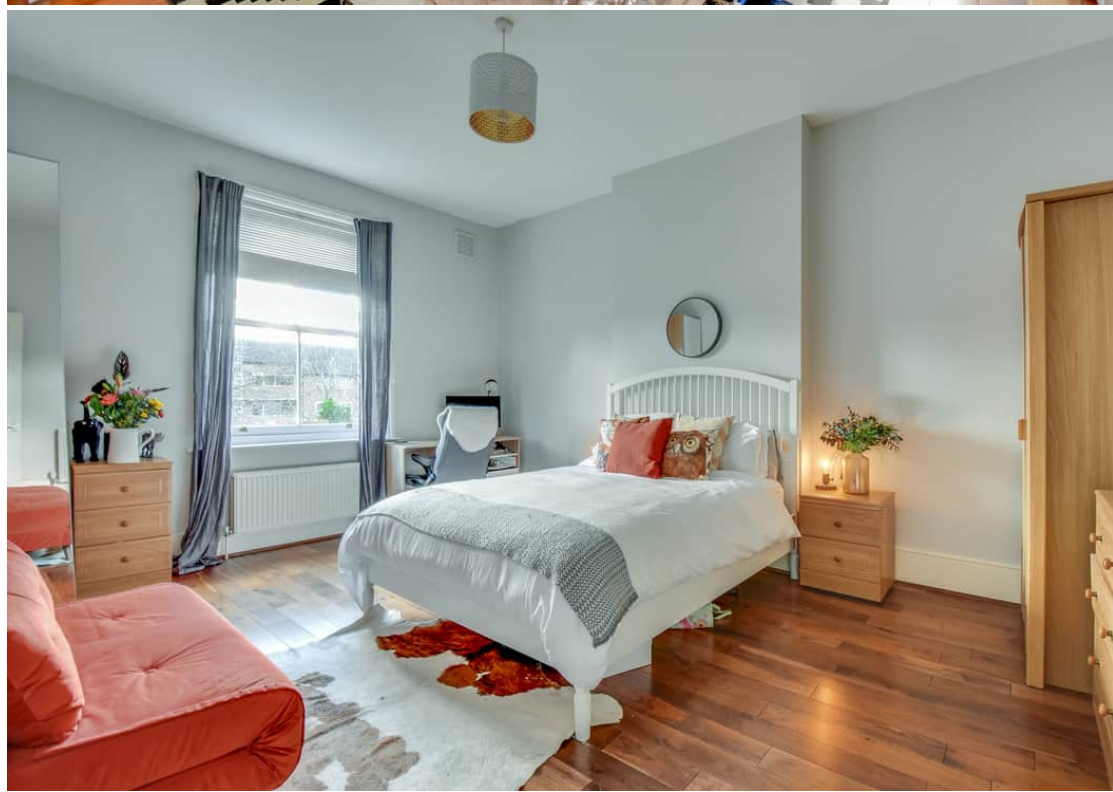
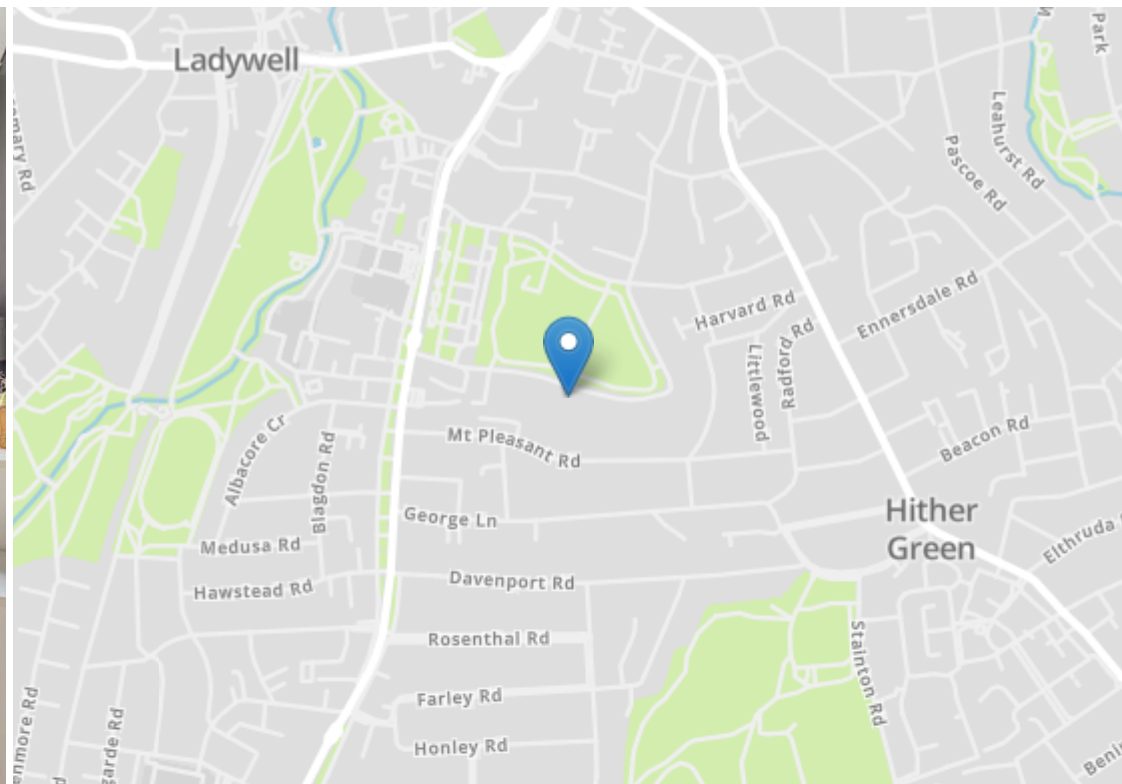
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FIRST FLOOR FLAT  
LEASEHOLD  
GREAT TRANSPORT LINKS

TWO BEDROOMS  
PRIVATE SECTION OF  
GARDEN  
TOTAL AREA - 1,018SQFT.





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