



Guide Price £550,000 Leasehold
2 bedroom

George Lane
SE13

Read all about it...

Set across the ground and first floor, the property features a welcoming lounge and kitchen with integrated appliances, a downstairs family bathroom. Upstairs, with two generous double bedrooms perfect for a small family. The property is ready to move into, yet also gives buyers the chance to personalise and update according to taste.

The garden at the rear is private and easy to maintain, offering the perfect spot for outdoor dining or a small green retreat. The current owners obtained planning consent in 2019 to build a single storey rear extension (circa 30 sqm); further details can be provided to prospective purchasers. The building is managed by its residents (all four flats currently owner-occupied) through a Right to Manage (RTM) company.

George Lane enjoys a prime location, with Lewisham town centre, Hither Green, and Blackheath all close by. Transport links are excellent, with Lewisham station offering mainline and DLR services for fast access into central London and Canary Wharf. Local schools, parks, and shopping facilities are all within easy reach, and the area is known for its strong sense of community.

Altogether, this two-bedroom home represents a sound opportunity for first-time buyers, commuters, or anyone seeking a well-located property with the potential to personalise. Call to book a viewing now!

GROUND FLOOR

Lounge

3.96m x 3.55m (13'0" x 11'8")

Pendant light, wall-mounted light, double-glazed window, fitted shelving, fitted units, radiator, wood floor.

Kitchen

3.26m x 2.20m (10'8" x 7'3")

Double-glazed door leading to garden, marble tile, sleek counter and wall units, stainless steel sink with mixer tap, integrated oven and hob with extractor fan, lino floor.

Bathroom

2.27m x 1.85m (7'5" x 6'1")

Pendant light, double-glazed window, wall-mounted heated towel radiator, bath tub with detachable hand-held shower head and mixer tap, hidden cistern toilet, ceramic sink with mixer tap and splash back tiles, lino flooring.

FIRST FLOOR

Bedroom

3.96m x 3.55m (13'0" x 11'8")

Pendant light, double-glazed window, radiator, carpet.

Bedroom

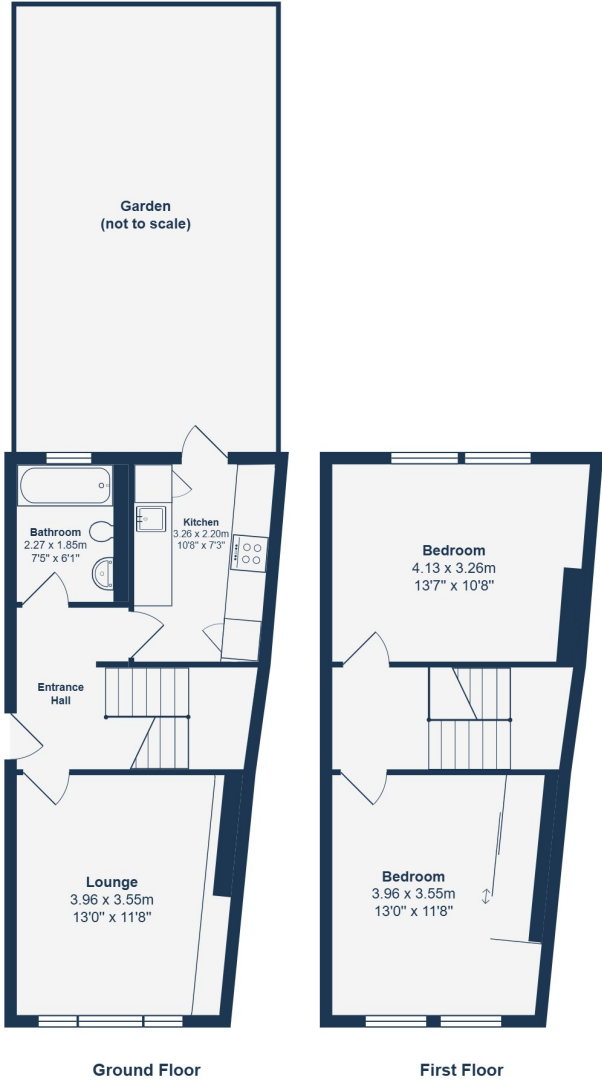
4.13m x 3.26m (13'7" x 10'8")

Pendant light, double-glazed window, air vents, radiator, carpet.

OUTSIDE

Garden

Door from kitchen to garden, patio area, large grass area leading to another patio area at the rear.

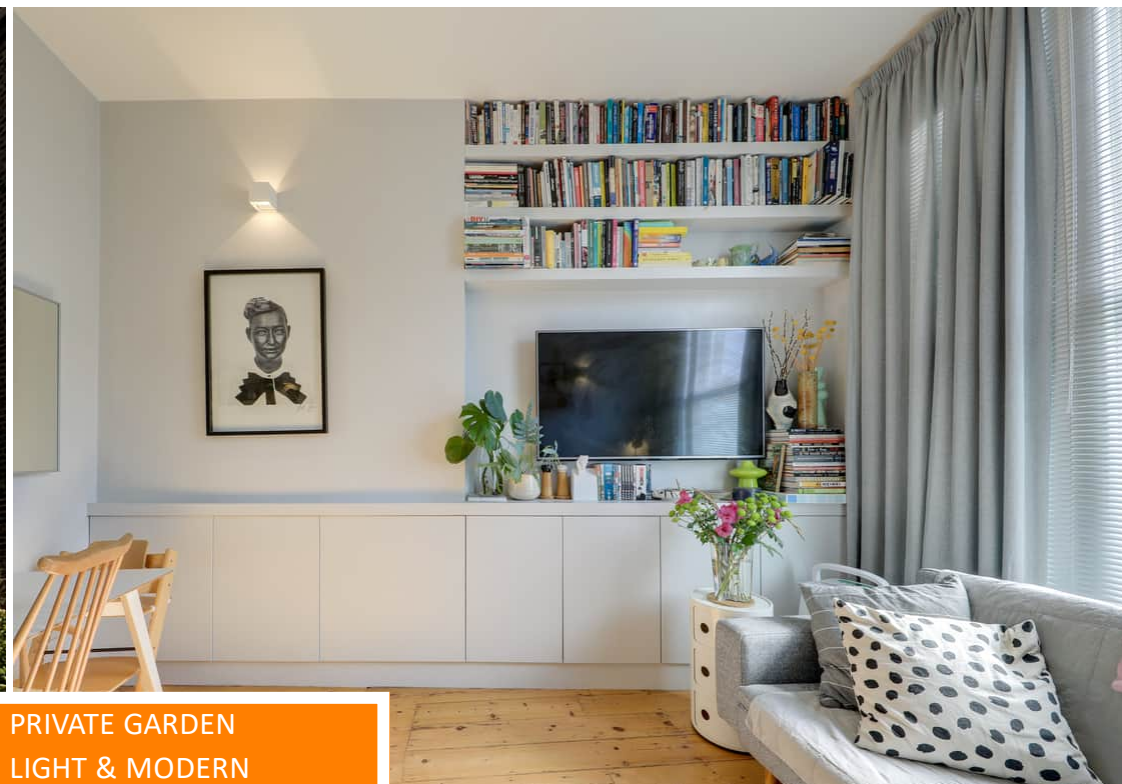


Total Area: 69.5 m² ... 749 ft²
Drawn for Stanfords Sales & Lettings
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

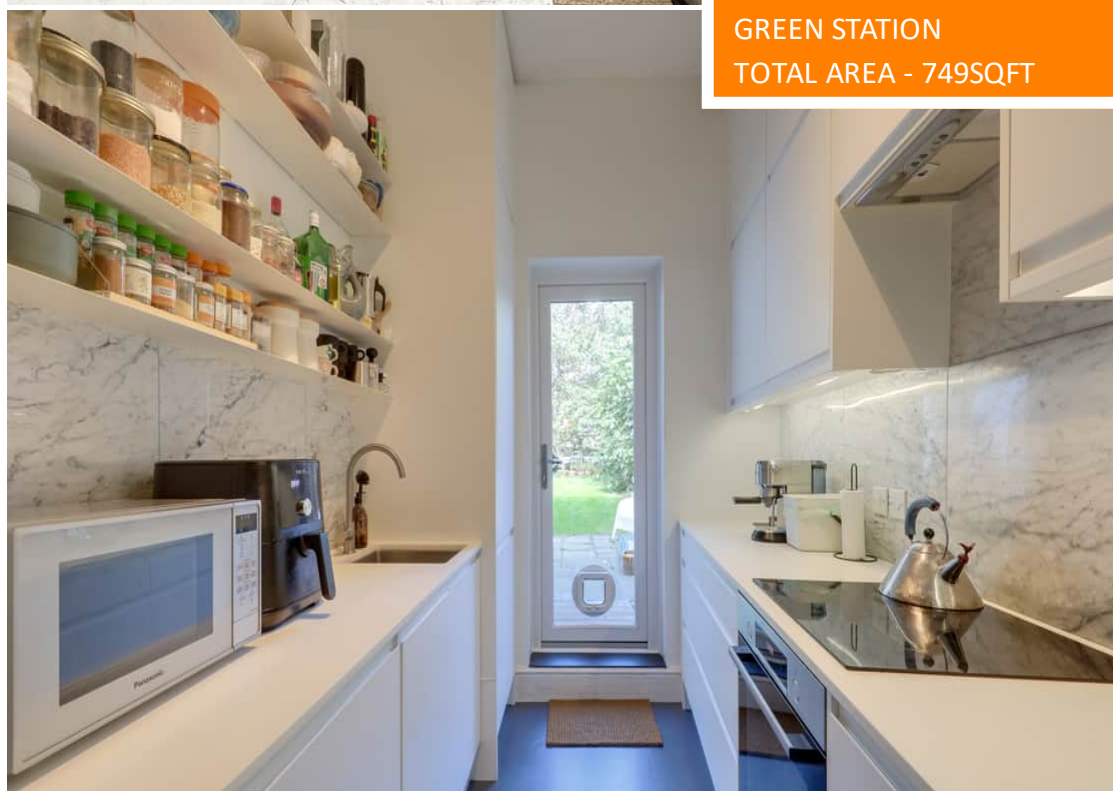
Like what you see?

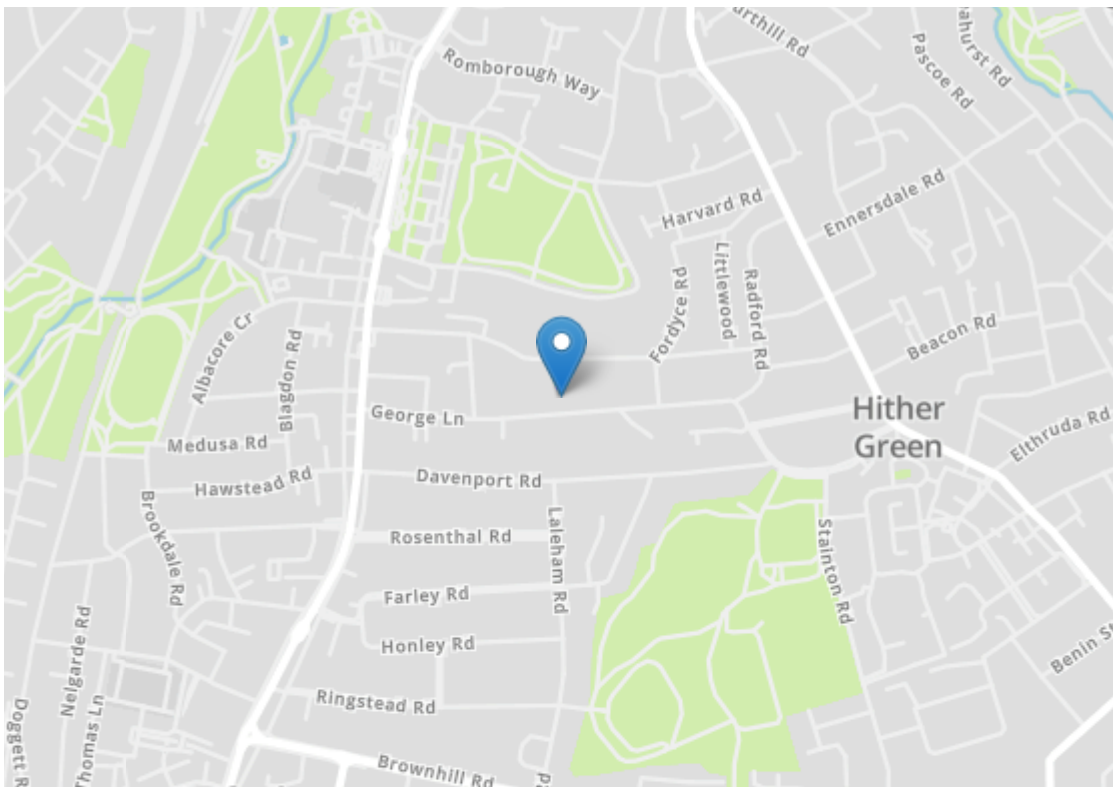
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london to arrange a viewing or request further information

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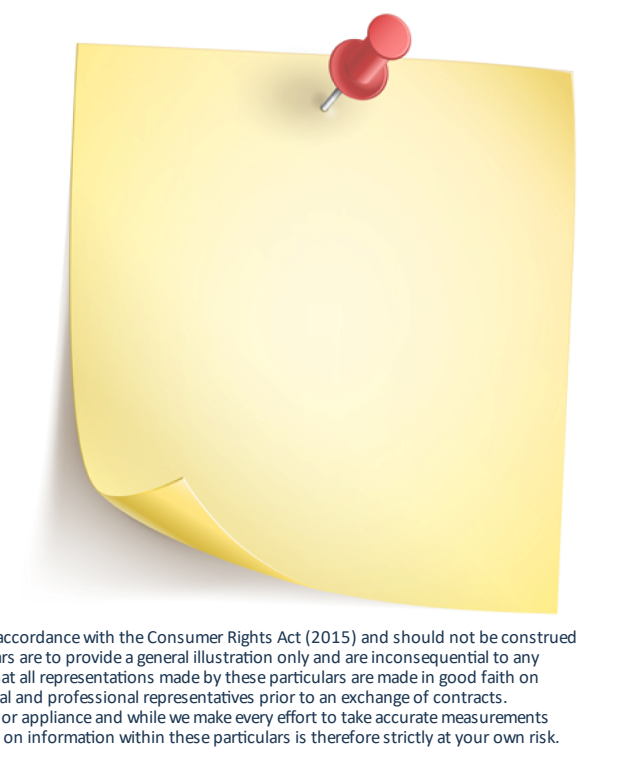


TWO DOUBLE BEDROOMS
0.6 MILES TO HITHER
GREEN STATION
TOTAL AREA - 749SQFT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(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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