

£425,000 Leasehold

Nara Building, Conington Road, London SE13 7FH



- Fifth Floor (building has a lift)
- Open Plan Kitchen/Reception Room
- Minutes from Elverson Road DLR
- Approx. 783 Sqft Gross Internal Area
- South West Facing Balcony
- Short Walk from Lewisham Station

GENERAL DESCRIPTION

This beautifully-presented apartment is on the fifth floor and has a spacious reception room with open-plan kitchen area and a door that leads out onto a south-west-facing balcony. The two bedrooms are both comfortable doubles, there is a sleek, monochrome bathroom and useful built-in storage/utility cupboards have been provided in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a very good energy-efficiency rating. Nara Building is part of the Silkworks development and has a pleasant communal courtyard. Elverson Road DLR is the nearest station with Lewisham, for services into London Bridge/Waterloo East/Charing Cross/Cannon Street/Victoria, also only a short walk away.

Tenure: Leasehold (125 years less 3 days from 01/01/2009).

Service Charge: £304.45 per month (subject to annual review).

Council Tax: Band C, London Borough of Lewisham.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted without prior written permission (except assistance animals). There is no parking space offered with this property.

DIMENSIONS

FIFTH FLOOR

Entrance Hallway

Reception

23' 11" max. x 14' 9" max. (7.29m x 4.50m)

Kitchen

included in reception measurement

Balcony

7' 11" x 5' 9" (2.41m x 1.75m)

Bedroom 1

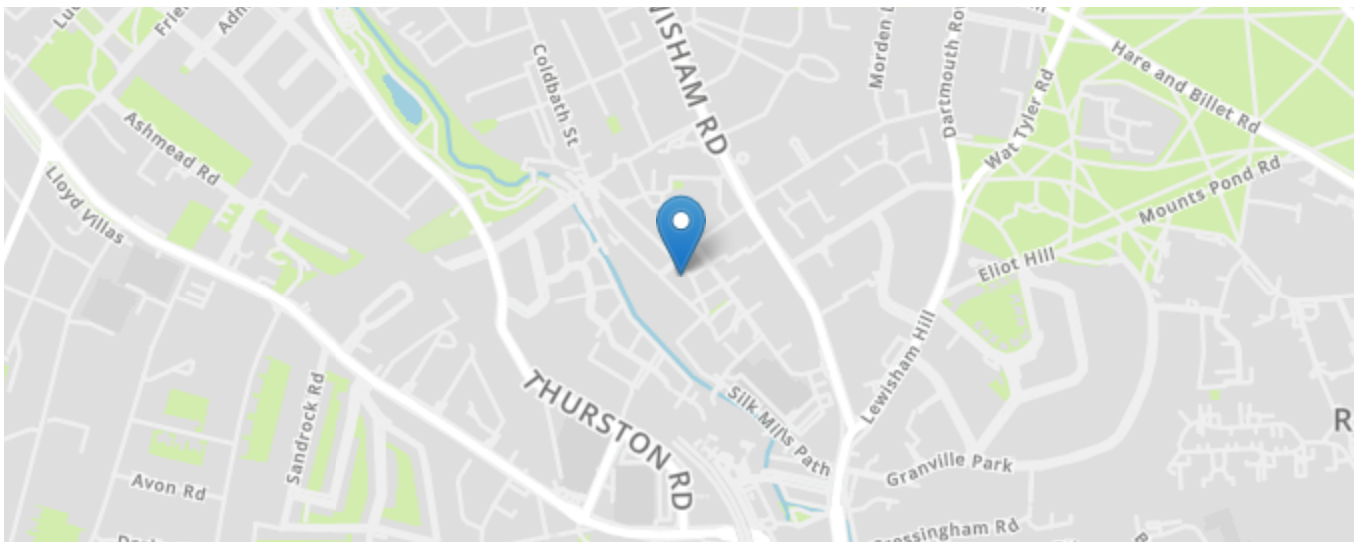
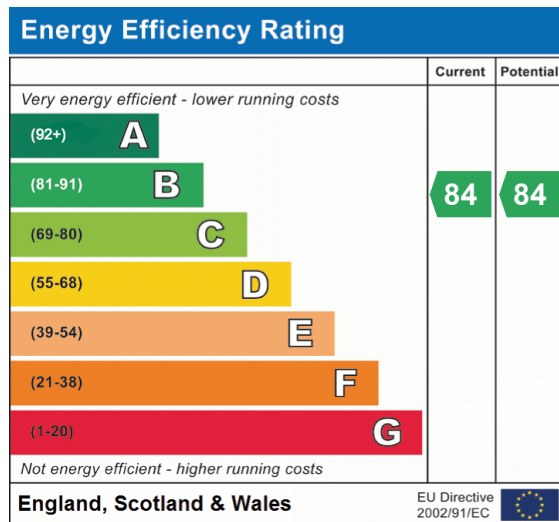
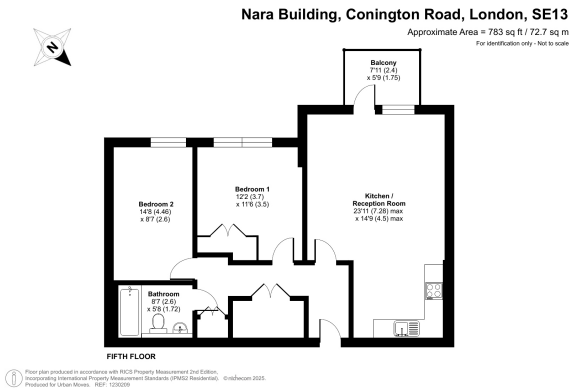
12' 2" x 11' 6" (3.71m x 3.51m)

Bedroom 2

14' 8" x 8' 7" (4.47m x 2.62m)

Bathroom

8' 7" x 5' 8" (2.62m x 1.73m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.