



£525,000
2 bedroom flat

Granville Park
Lewisham

Read all about it...

A beautiful two-bedroom, ground floor flat situated between Lewisham and Blackheath on Granville Park. With Lewisham Station and DLR just 0.4 miles away, as well as Blackheath just around the corner, the flat would be perfect for first-time buyers.

Internally the property consists of a large lounge with double doors leading to a private section of the garden, a modern kitchen with integrated appliances, a storage room as well as a large master bedroom and a smaller second room with a contemporary 3-piece family bathroom.

Tenure: Leasehold (900+years remaining on Lease) | **Service Charge:** £0 | **Ground Rent:** £250pa TBC | **Council Tax:** Lewisham Band D

GROUND FLOOR

Hallway

Pendant light, tile flooring

Bathroom

Spotlights, front facing double glazed window, free standing wash basin, walk-in shower, W/C, tile flooring

Kitchen

10' 3" x 6' 7" (3.12m x 2.01m)
Spotlights, side facing double glazed window, matching wall and base units, ceramic sink with drainer and single tap, integrated oven with gas hob, extractor hood, tile flooring.

Lounge/Diner

17' 7" x 17' 2" (5.36m x 5.23m)

Spotlights, side facing double glazed window, radiator, wood flooring, doors to garden.

Bedroom

15' 7" x 13' 9" (4.75m x 4.19m)

Pendant light, rear facing double glazed window, radiator, wood flooring

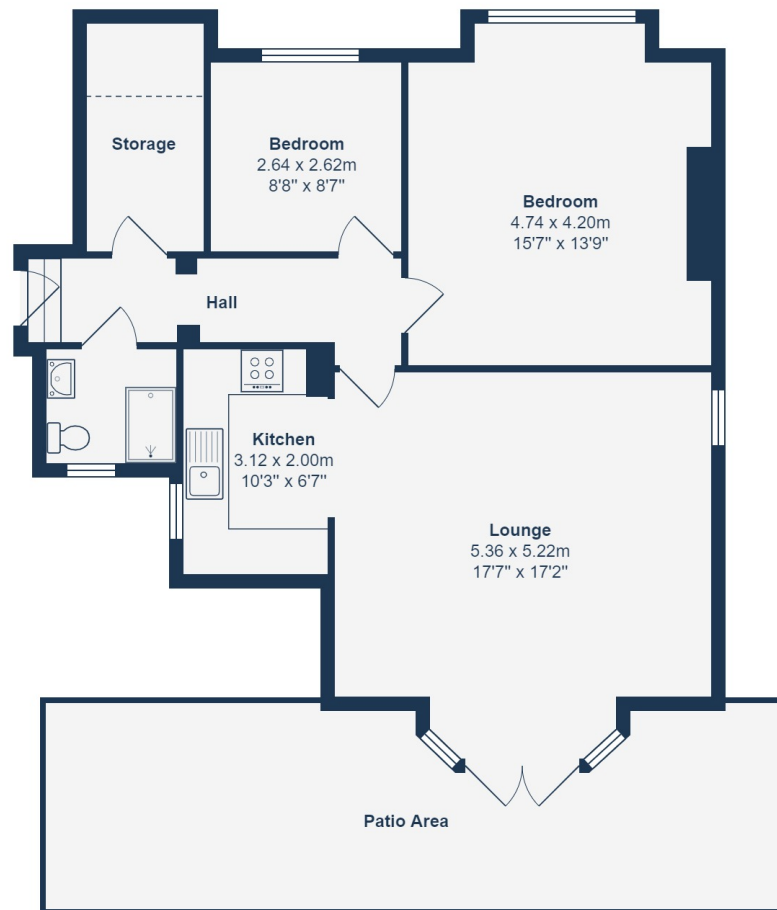
Bedroom

8' 8" x 8' 7" (2.64m x 2.62m)

Pendant light, rear facing double glazed window, radiator, wood flooring.

Storage Room

GARDEN



Total Area: 74.4 m² ... 801 ft² (excluding patio area)

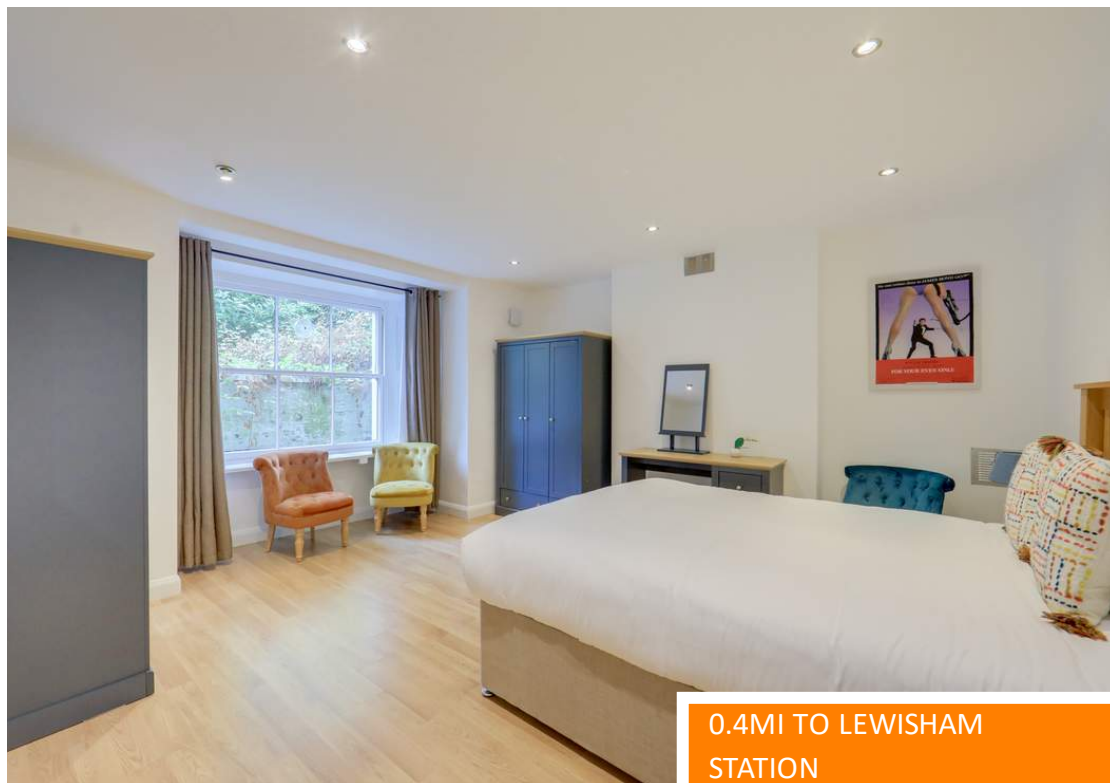
Drawn for Stanfords Sales & Lettings

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?

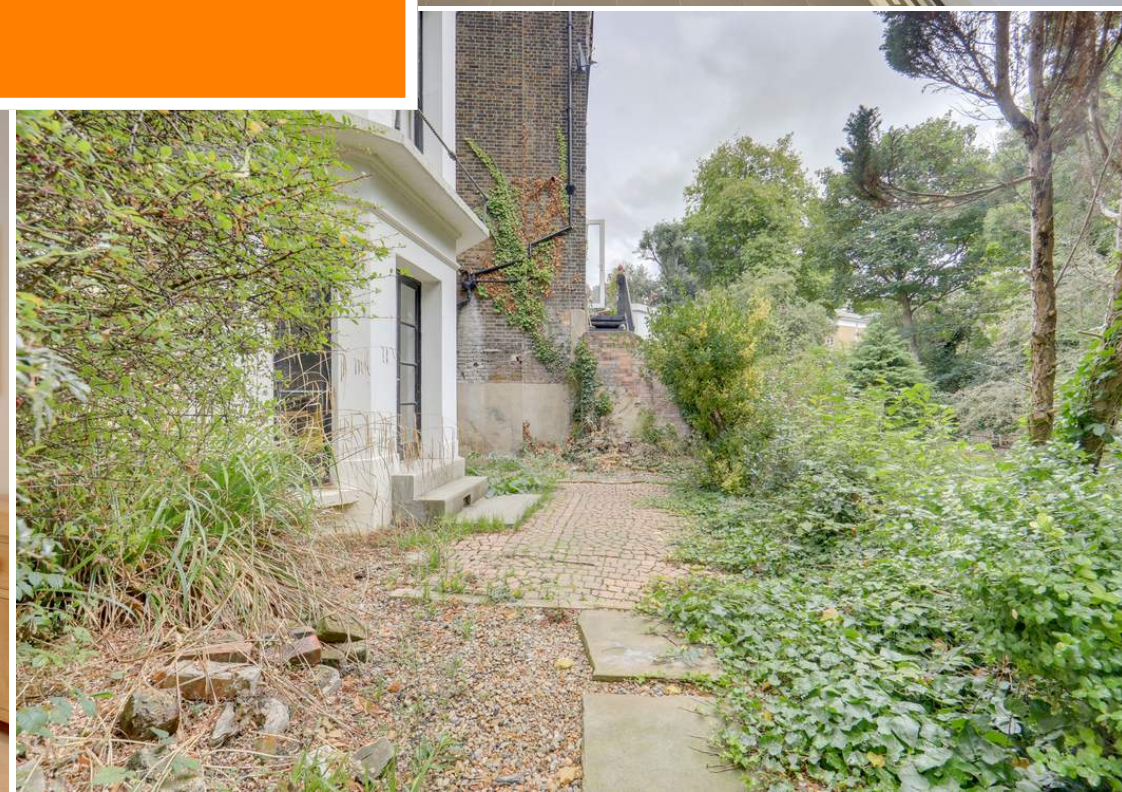
Call 020 8852 0026 or email us at hithergreen@stanfordestates.london
to arrange a viewing or request further information

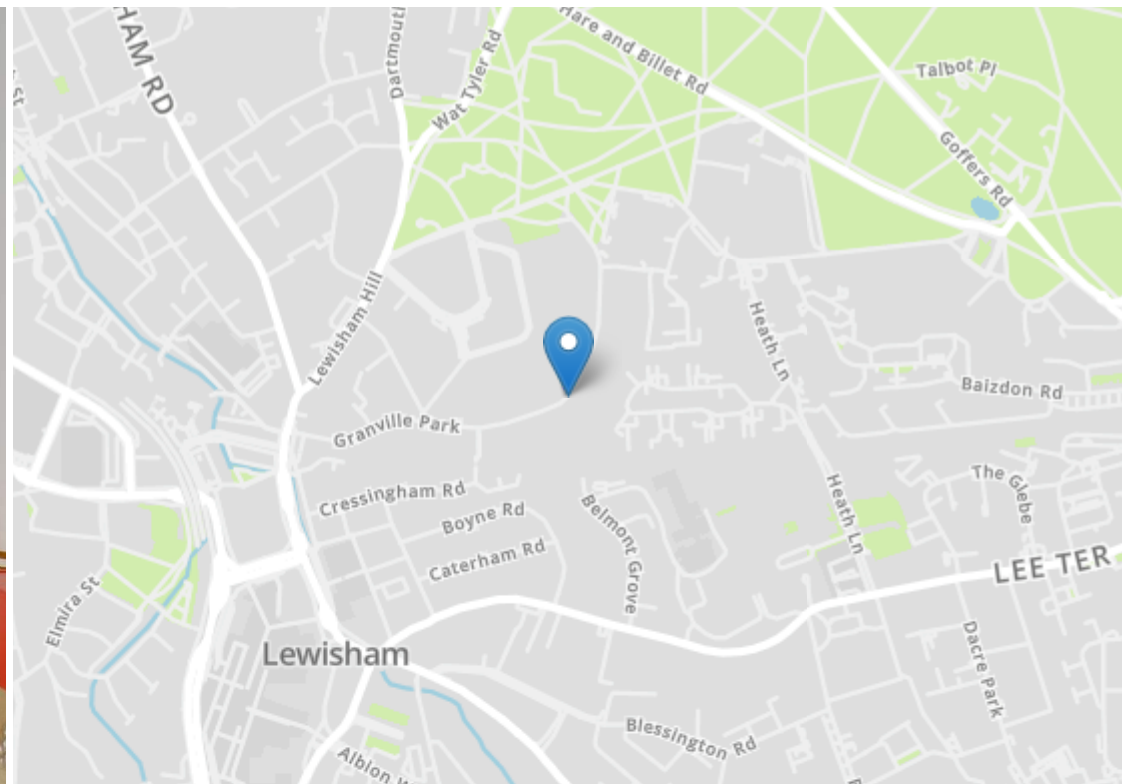
www.stanfordestates.london



0.4MI TO LEWISHAM
STATION
LOWER GROUND FLOOR
TOTAL AREA - 801SQFT.

PRIVATE SECTION OF GARDEN
2 BEDROOM FLAT





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	62	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		



Robert Stanford Estates property particulars are produced in accordance with the Consumer Rights Act (2015) and should not be construed as a contract or offer. The contents of these property particulars are to provide a general illustration only and are inconsequential to any decisions to purchase a property. A potential buyer accepts that all representations made by these particulars are made in good faith on behalf of the seller and require verification by a buyers' legal and professional representatives prior to an exchange of contracts. We offer no guarantees for any structural component, service or appliance and while we make every effort to take accurate measurements and distances, they are illustrative only. Any reliance you place on information within these particulars is therefore strictly at your own risk.