

**£265,000 Leasehold****Nara Building, Conington Road, London SE13 7FH**

- Fourth Floor (building has a lift)
- South-West Facing
- Good Energy-Efficiency Rating
- Minutes from Elverson Road DLR

- Approx. 455 Sqft Gross Internal Area
- Open Plan Kitchen/Reception Room
- Communal Courtyard / Garden
- Short Walk from Lewisham Station

## GENERAL DESCRIPTION

This smartly-presented, south-west-facing apartment features a twenty-two-foot reception room with attractive, open-plan kitchen area. The property has a good-sized bedroom, a simple, white-tiled bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls, modern double glazing and a communal heating/hot water system make for a good energy-efficiency rating. Nara Building is part of the Silkworks development which has an attractive communal courtyard/garden. Elverson Road DLR is the nearest station with Lewisham, for services into London Bridge/Waterloo East/Charing Cross/Cannon Street/Victoria also just a short walk away.

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

**Service Charge:** £169.65 per month (subject to annual review).

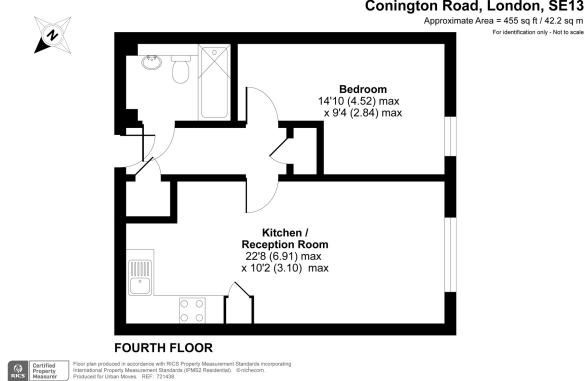
**Ground Rent:** £29.17 per month.

**Council Tax:** Band B, 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 (except assistance animals). There is no parking space offered with this property.

## DIMENSIONS



After plan produced by Rightmove Incorporating International Property Measurement Standards (IPMS) Produced for Urban Moves. Ref: 72458

### FOURTH FLOOR

#### Entrance Hall

#### Reception

22' 8" max. x 10' 2" max. (6.91m x 3.10m)

#### Kitchen

included in reception measurement

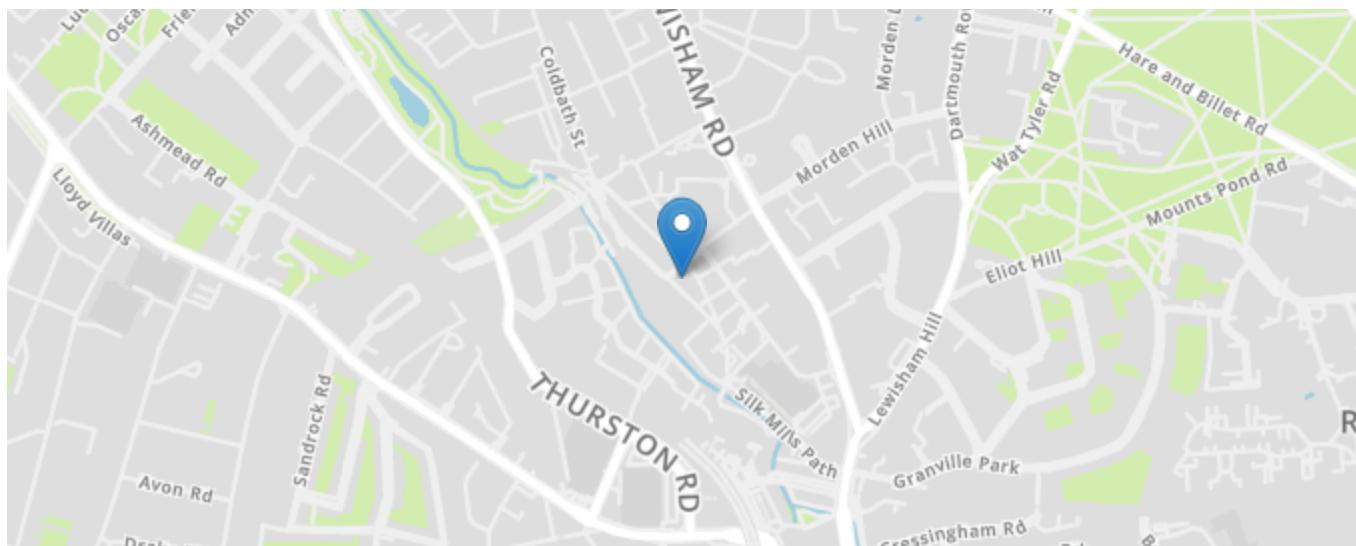
#### Bedroom

14' 10" max. x 9' 4" max. (4.52m x 2.84m)

#### Bathroom

### Energy Efficiency Rating

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



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.