



SUNDERLAND ROAD, LONDON, SE23  
**£350,000 LEASEHOLD**

This top-floor flat features a genuine double bedroom with a built-in wardrobe, a spacious living area with room for dining, and a fully fitted kitchen with modern appliances. The modern bathroom, off-street parking, and ample storage throughout add to the appeal. Located in a great area, it is also chain-free.

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**DESCRIPTION:**

Full of character and modern comfort, this delightful one-bedroom flat on Sunderland Road is the perfect blend of classic charm and contemporary living. Recently fitted with a stylish new kitchen and a sleek, modern bathroom, the home offers a fresh and inviting space to call your own.

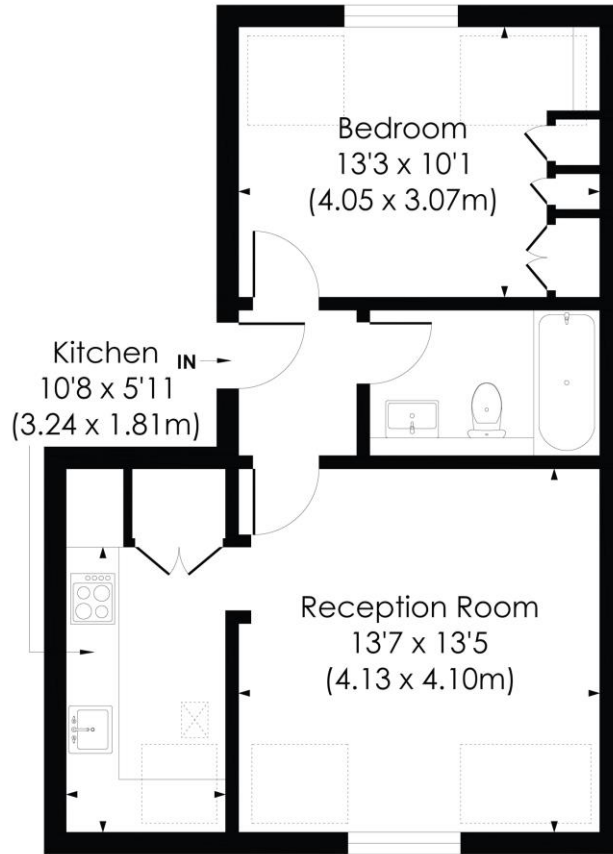




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## SUNDERLAND ROAD, SE23

Approx. Gross Internal Floor Area  
**489 Sq. ft/45.40 Sq. m** (Incl. Reduced Height)  
**411 Sq. ft/38.20 Sq. m** (Excl. Reduced Height)



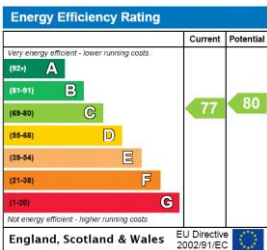
SECOND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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**Council Tax- B**

**Local Authority - Lewisham**

**Service Charge-TBC. Ground Rent – TBC.**

**Tenure- Leasehold**

**Lease Length -TBC**

**Services: Mains Electric, Gas, Drainage, Standard water.**

**Broadband: Standard & Ultrafast Broadband Available. Checked on Openreach Feb 2025.**

**Mobile Signal: You are likely to have voice coverage with most mobile providers & data coverage with some mobile providers**

**Heating: Gas Central Heating**

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