



CURNES STREET, LEWISHAM, SE13 6JY
GUIDE PRICE £340,000-£360,000 LEASEHOLD

**A SPACIOUS TWO BEDROOM, DUPLEX APARTMENT WITH
LARGE PRIVATE TERRACE, IN THIS SMALL DEVELOPMENT
CLOSE TO LADYWELL STATION AND LEWISHAM TOWN
CENTRE.**

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See things differently



DESCRIPTION:

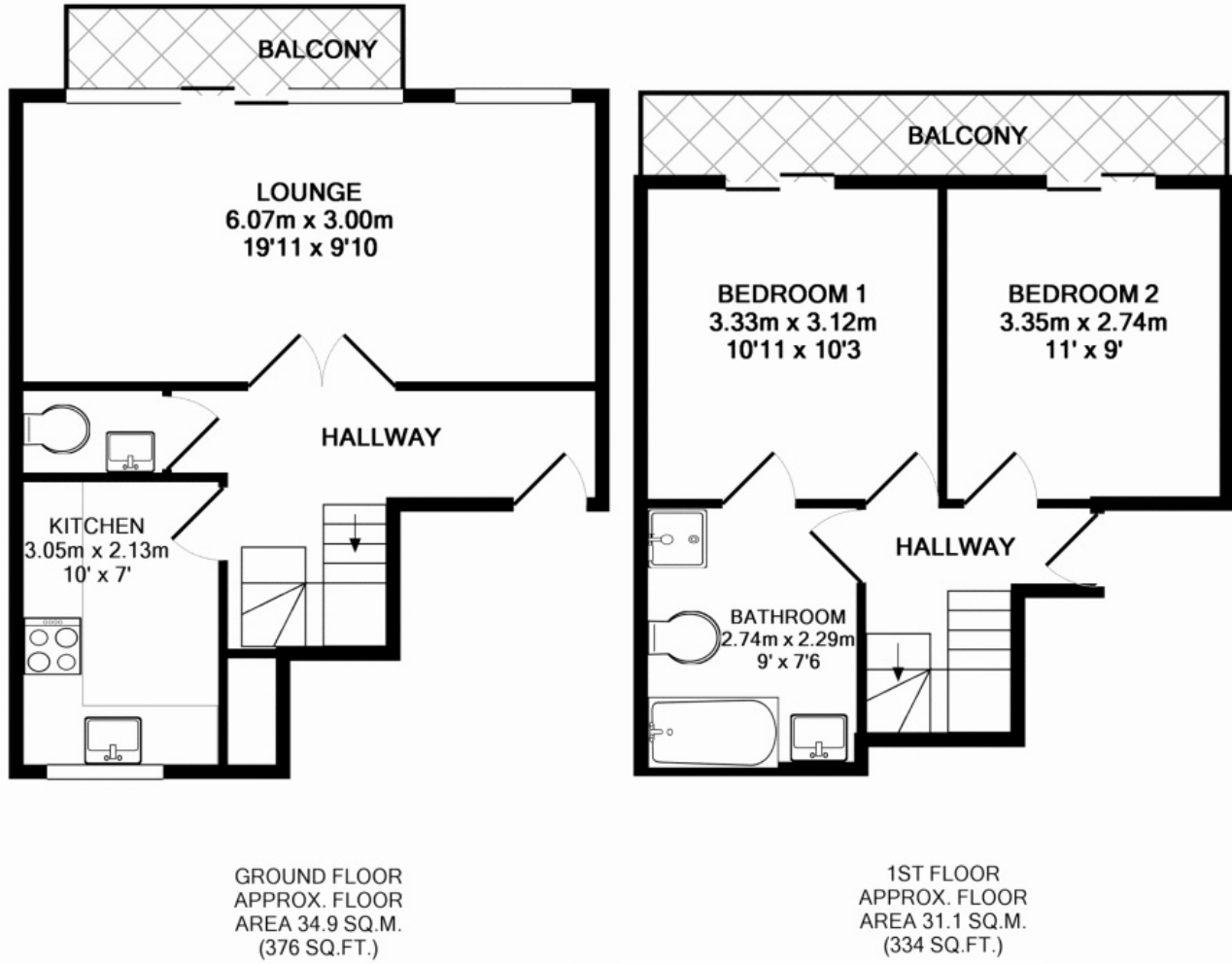
The accommodation is set over two floors and comprises a large (19'11x9'10) reception room with access onto the balcony, there is also a downstairs WC and spacious kitchen with integrated appliances. Upstairs are two good sized double bedrooms, both with access to a large balcony and a good size family bathroom.

The property is sold chain free. Your immediate viewing is essential.

The property is located just 300 metres from Ladywell Village, renowned for its quirky range of independent shops, gastro pub, deli and patisserie. Brockley farmers market is close by, a great place to visit Saturday mornings. Lewisham has extensive shopping choices and is being enhanced by new investment, attracting new restaurants and amenities. The popular street food Model Market is a two minute walk. Blackheath Village and Greenwich with its array of boutiques, bars and restaurants are also close by. For the commute, Ladywell Train Station is a two minute walk, which has regular connections to the City and Charing Cross and only 9 minutes from London Bridge. Lewisham Station and DLR is also a short walk. The promise of the Bakerloo Line tube coming into the location offers more attraction. The open spaces of Ladywell Fields (150 metres) with its river walks and cafe, Hilly Fields, (395 metres), with its stunning views of London and a café, Manor House Gardens, (0.7 miles), Blackheath Common, (1.2 miles), and Greenwich Park, (1.28 miles), are all within easy reach. There are popular primary schools close by including the "Outstanding" Prendergast Hilly Fields as well as several sought-after private schools.







TOTAL APPROX. FLOOR AREA 66.0 SQ.M. (710 SQ.FT.)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(92-100)		
B	(81-91)		
C	(69-80)	79	79
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

