



CONINGTON ROAD, LEWISHAM, LONDON, SE13
£1,650 PER MONTH UNFURNISHED

DESCRIPTION:

A stylish and spacious one double bedroom apartment with a private balcony found on the first floor of the popular silkworks development just 200 yards from the DLR and close to Lewisham Mainline Station. Offered unfurnished and available immediately, your earliest viewing is advised.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

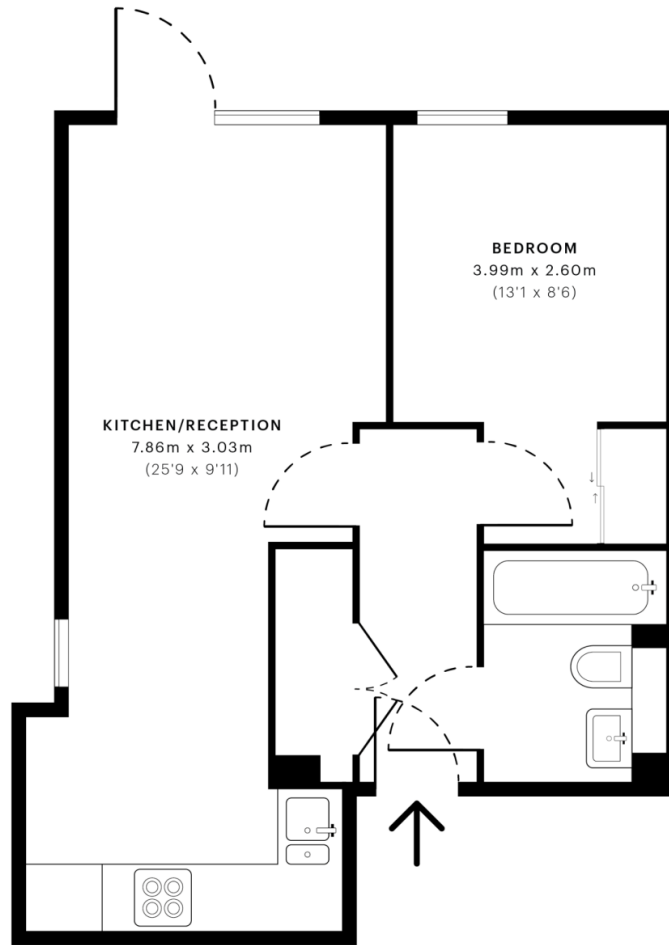
Baquba Building, SE13

CAPTURE DATE 16/10/2021 LASER SCAN POINTS 1,004,330

GROSS INTERNAL AREA

40.47 sqm / 435.62 sqft

Balcony also available, not measured during survey, and excluded from measurements.



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
40.47 sqm / 435.62 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
38.94 sqm / 419.15 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 40.91 sqm / 440.35 sqft
IPMS 3C RESIDENTIAL 39.64 sqm / 426.68 sqft

SPEC ID 61698519fe36a00dd129cbd0

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.

Deposit: £1,903.85

Holding Deposit:

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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