



PHOENIX COURT, 163 LEE HIGH ROAD, LEWISHAM, SE13 5PF  
OIEO £399,995 LEASEHOLD

A MODERN AND SPACIOUS TWO DOUBLE BEDROOM, TWO BATHROOM SPLIT LEVEL APARTMENT SPANNING 865 SQ FT. LOCATED CLOSE TO BLACKHEATH, HITHER GREEN & LEWISHAM STATIONS, SOLD CHAIN FREE.

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## DESCRIPTION:

A modern and spacious two double bedroom, two bathroom split level apartment spanning 865 sq ft. located close to Blackheath, Hither Green & Lewisham stations, sold chain free.

Found on the ground and lower ground floor, the property comprises a large (21'6x15'6) and bright open plan kitchen/reception room with wooden flooring and well equipped modern kitchen with cloakroom and utility room.

Downstairs you will find two large double bedrooms, both with en suite bathrooms and private patio space.

This is a wonderful apartment and your immediate viewing is highly recommended. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

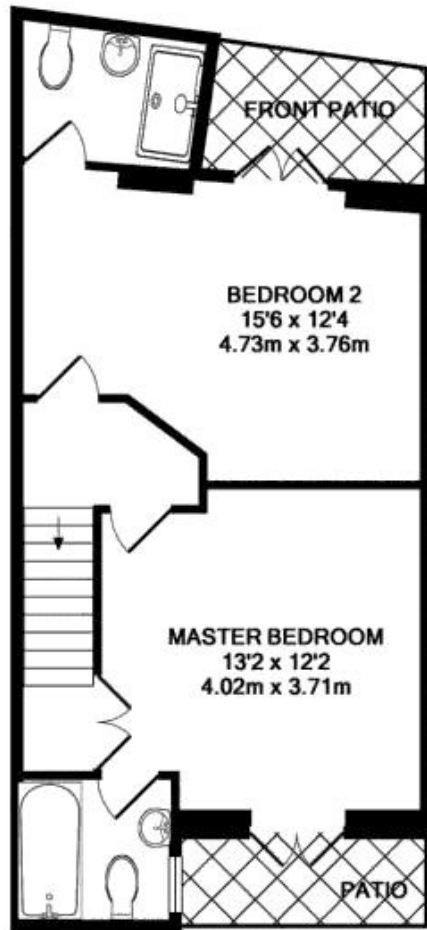
Conveniently located the property is ideally placed for easy access to all local amenities including local shops in Lee High Road and Blackheath Village (0.45miles) with its array of quality bars, restaurants and boutiques is only a ten minute walk. The popular open space at Manor House Gardens is just 0.15 miles.

## AT A GLANCE

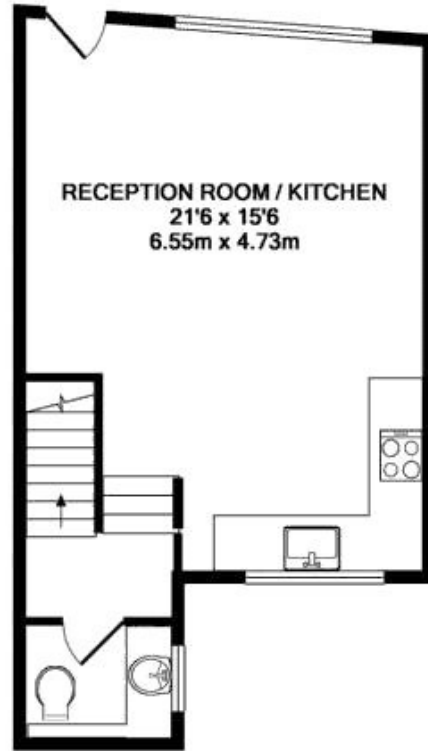
- split level apartment
- two double bedrooms
- two bathrooms
- chain free
- close to Blackheath Village & station
- close to shops
- 865 sq ft.







LOWER GROUND FLOOR



GROUND FLOOR



TOTAL APPROX. FLOOR AREA 865 SQ. FT. (80.6 SQ.M.)  
Made with Metropix ©2013

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 |
|---|---|---------|-----------|
| Less energy efficient - lower running costs |   |         |           |
| (92+)                                       | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C | 72      | 79        |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| Not energy efficient - higher running costs |   |         |           |
| (1-20)                                      | G |         |           |

England, Scotland & Wales EU Directive 2002/91/EC

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See things differently

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