



WOODLAND MEWS, LEWISHAM, SE13 7LA
GUIDE PRICE £325,000-£350,000 SHARE OF FREEHOLD

A STYLISH, BRIGHT AND AIRY, ONE BEDROOM MODERN APARTMENT IN THIS PRIVATE GATED MEWS CLOSE TO LEWISHAM TOWN CENTRE, MAILINE RAIL AND DLR.

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DESCRIPTION:

The property is in excellent condition with wood flooring, floor to ceiling double glazed windows and gas fired central heating.

Found on the first floor the accommodation comprises, a triple aspect reception room with a modern open plan kitchen with integrated Bosch appliances, a double bedroom with Juliette balcony and a beautiful modern bathroom. The property is also sold chain free and with a share in the freehold. The vendor is also happy to sell the property furnished which can be negotiated at the point of offer.

This is a great apartment with an EPC B rating, viewing is highly recommended. Video tour can be seen at Winkworth.co.uk The property is in a very convenient location and is perfect for the commute into the City, West End or Canary Wharf with Lewisham Station (Zone 2) and DLR just 350 metres away. Lewisham station gives direct access to London Bridge, Cannon Street, Waterloo East, Charing Cross and Victoria as well as Canary Wharf and Bank on the DLR. Lewisham High Street is just a five minute walk with extensive shopping choices and is being enhanced by new investment, attracting new restaurants and amenities. Blackheath Village with its array of boutiques, bars, restaurants and farmers market and the historic Greenwich Town Centre, are both within 1.1 miles. The popular open spaces of Blackheath Common, (0.52 miles), Greenwich Park, (0.8 miles) and Hilly Fields, (0.35 miles) are all within a short walk.

AT A GLANCE

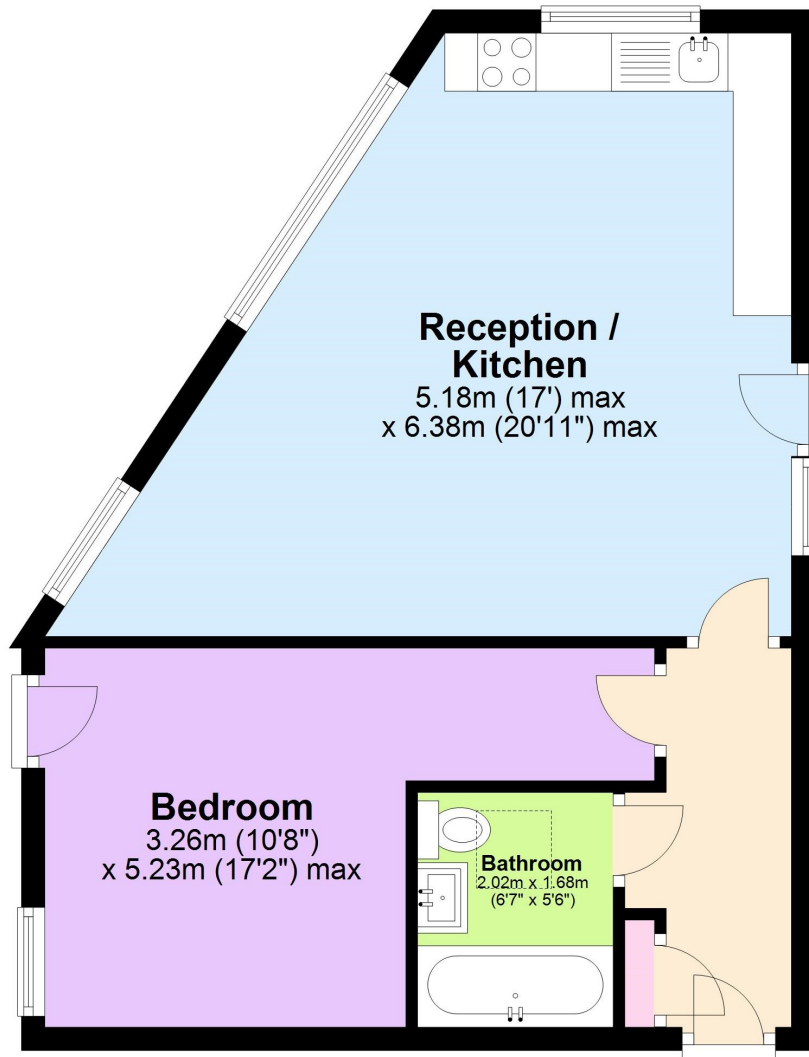
- modern apartment
- one double bedroom
- first floor
- open plan
- chain free
- share of freehold
- very close to station
- very close to shops
- gated development





First Floor

Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 45.7 sq. metres (491.8 sq. feet)

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	81	81
(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	

