



CONINGTON ROAD, LEWISHAM, SE13 7FL
£333,000 LEASEHOLD

A STYLISH AND GOOD SIZED ONE DOUBLE BEDROOM APARTMENT WITH A PRIVATE BALCONY AND UNDERGROUND CAR PARKING SET WITHIN THE POPULAR SILKWORKS DEVELOPMENT JUST 200 YARDS FROM THE DLR AND CLOSE TO LEWISHAM MAINLINE STATION.

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DESCRIPTION:

The property is located on the first floor (with a lift) and is in excellent decorative order. The accommodation comprises a large open plan lounge diner with a balcony and a very attractive modern kitchen with integrated appliances, a double bedroom with built in wardrobes, a beautiful modern bathroom, a large utility cupboard and a coat cupboard. The property has the additional benefit of an underground car parking space. Residents have use of a modern gymnasium and 24 hour concierge.

The property is in a very convenient location and is perfect for the commute into the City, West End or Canary Wharf with both Lewisham and Elverson Road DLR within 250 metres and the choice of Lewisham Station (mainline and DLR), New Cross (mainline and overground) and Greenwich (mainline, DLR and Thameslink) all within a mile. 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.

Greenwich town centre and Greenwich Park are both just a short walk. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark ' the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital.

Lewisham high street is close by 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 is less than 1 mile.







TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	(92)		
B	(81-91)	82	82
C	(69-80)		
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	

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