



BIRD IN HAND MEWS, LONDON, SE23

**£320,000 LEASEHOLD**

Situated in the heart of SE23, this charming chain free one-bedroom mews property offers a fantastic combination of comfort and practicality.

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Forest Hill | foresthill@winkworth.co.uk

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### DESCRIPTION:

Conveniently located just a short walk from the station, this home provides excellent transport links, while local amenities, parks, and shops are all nearby. Perfect for those who appreciate a quiet yet well-connected environment, this property is ideal for professionals, first-time buyers, or anyone seeking a peaceful retreat with all the conveniences of South East London at their doorstep.



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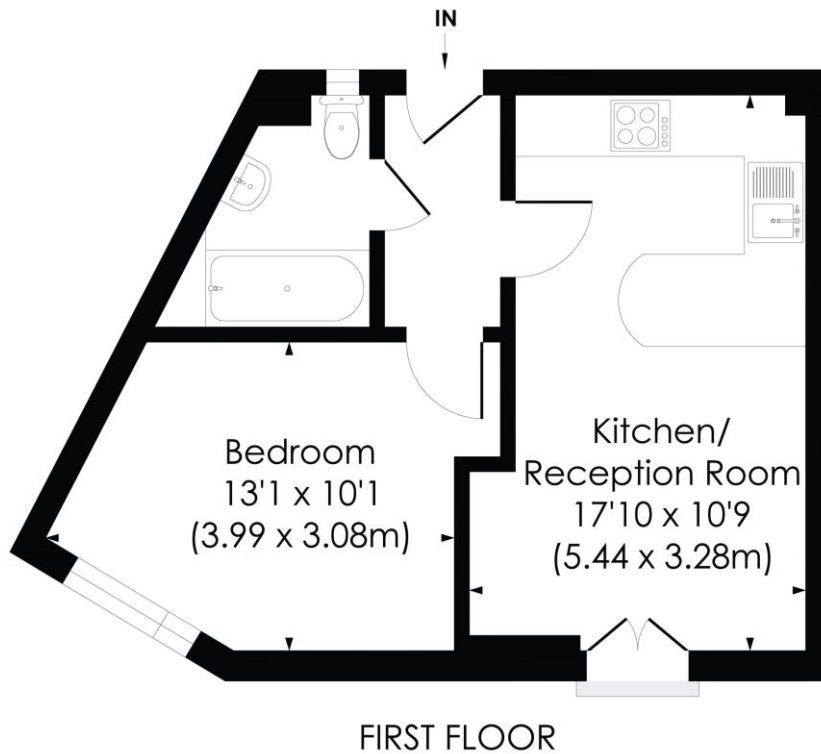
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## BIRD IN HAND MEWS, SE23

Approx. Gross Internal Floor Area

370 Sq. ft/34.33 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	77 80
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

**Tenure:** Leasehold

**Term:** 100 year and 0 months

**Council Tax Band:** C

**LOCAL AUTHORITY -** Lewisham

**LEASE LENGTH -**Approx. 100 years left

**SERVICES:** Mains Electric, Gas, Drainage, Standard water.

**BROADBAND:** Superfast & Ultrafast Broadband Available. Checked on Openreach Feb 2025.

**MOBILE SIGNAL:** You are likely to have voice & data coverage with all mobile providers

**HEATING:** Gas Central Heating

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.

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