



Bliss Crescent, London, SE13 7RH

- Studio Flat
- Beautifully Presented
- Separate Fully Equipped Kitchen
- Lease 119 years
- Lewisham DLR & Train Stations 0.7 miles
- Ground Floor
- 18ft Versatile Living Area
- Communal Gardens
- Ideal First Purchase or Buy-to-Let Investment
- EPC Grade D

Guide Price £220,000 to £250,000



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Guide Price £220,000-£250,000. A well-presented ground floor studio flat, just 300 metres from Elverson Road DLR. The flat has 43m² of internal space and offers an excellent opportunity for first-time buyers, professionals, or investors seeking a conveniently located London home.

The 18ft main room provides a generous and flexible space that can comfortably accommodate distinct living, dining and sleeping areas, while maintaining an open, airy feel ideal for modern lifestyles.

The separate kitchen is stylish and practical, featuring white wall and base units, complemented by warm wooden worktops and a vibrant splashback that adds a contemporary touch, plus space for a breakfast table and chairs.

The bathroom is finished with elegant marble-effect tiling throughout, creating a bright and luxurious feel. It includes a bath with overhead shower, a contemporary wash basin and a modern WC.

The property has communal residents' parking.

Lease: 119 years remaining.

Ground Rent: £10pa

Sitting midway between Blackheath, Greenwich, Deptford, Lewisham and St John's, this flat is the place to buy if you want to be well connected and not far from so much!

Elverson Road DLR 300 metres - DLR to Canary Wharf & Bank
Lewisham Station (1 stop on the DLR) - trains to London Bridge, Cannon Street, Charing Cross & Victoria
St John's Station 0.6 miles

Lewisham town centre 0.7 miles - shops, cafés, restaurants
Brookmill Park 250 metres
Blackheath 0.6 miles

Please contact the Sales Team at Hunters to arrange your viewing.

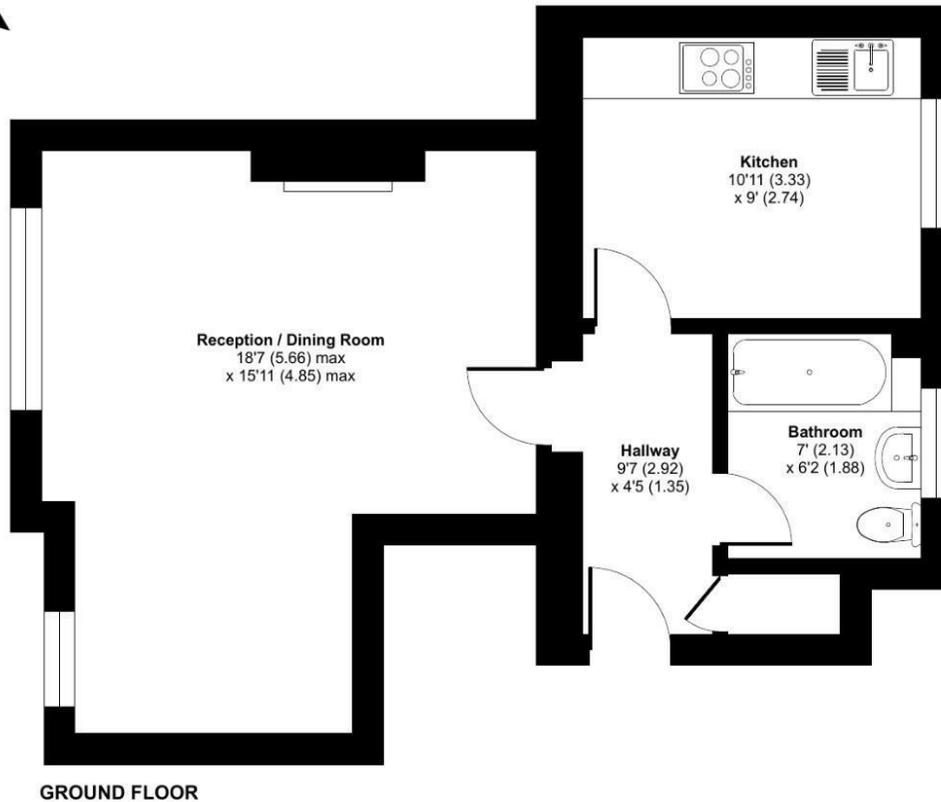




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Approximate Area = 466 sq ft / 43.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Hunters. REF: 1422501

Viewings

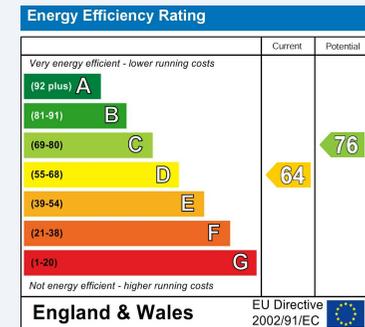
Please contact catford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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