

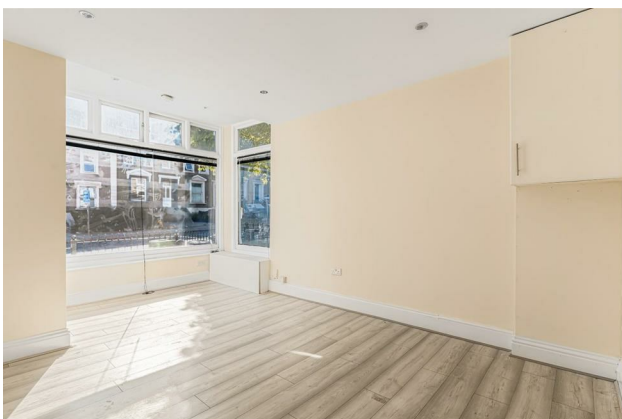
HUNTERS®

HERE TO GET *you* THERE

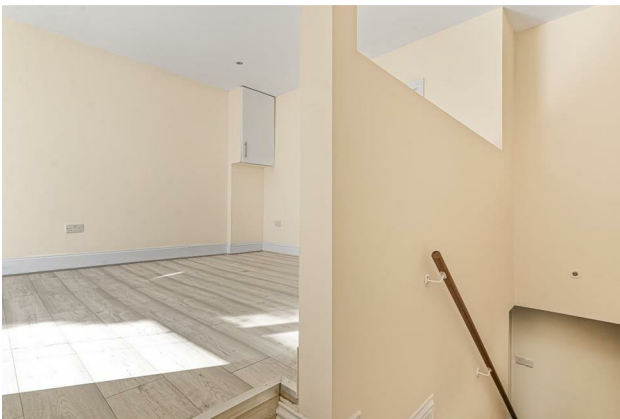
Lewisham Way, London, SE14 6QJ

Guide Price £350,000 to £400,000

Property Images



Property Images



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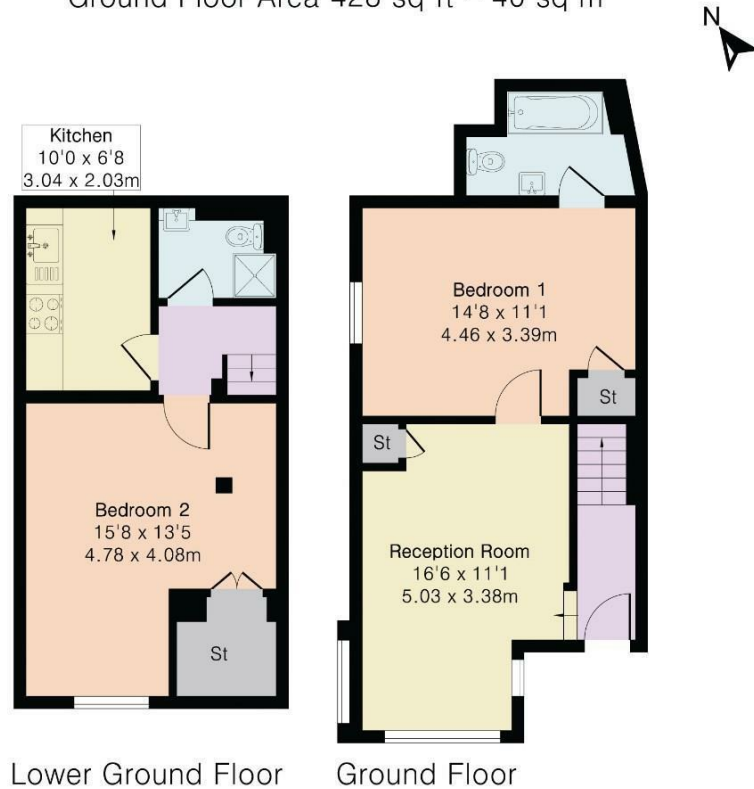
Property Images



Approximate Gross Internal Area 778 sq ft - 72 sq m

Lower Ground Floor Area 350 sq ft – 32 sq m

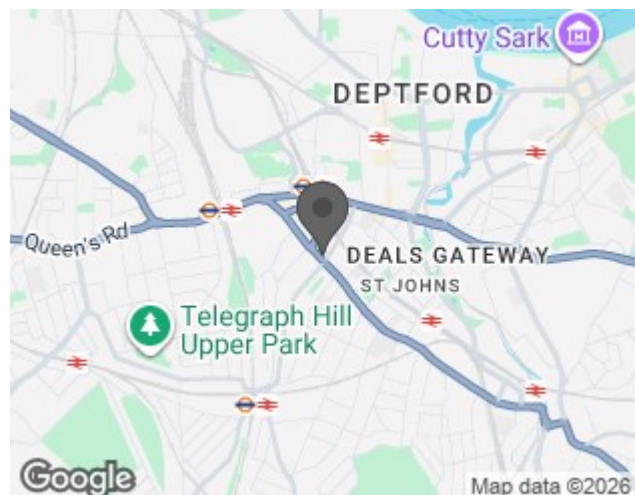
Ground Floor Area 428 sq ft – 40 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: Apartment - Duplex Beds: 2 Bathrooms: 2 Receptions: 1

Tenure: Share of Freehold

GUIDE PRICE £350,000 TO £400,000

CHAIN-FREE

SHARE OF FREEHOLD

New to the market is this Duplex Apartment spanning approximately 778 sqft. The property has been converted from its previous Commercial Use into a well-sized and proportioned residential dwelling with its own front door.

The Ground Floor offers a living/reception room offering 182sqft of space and a double bedroom and an en-suite. The basement is comprised of a bedroom offering approximately 213sqft, a separate kitchen and a family bathroom.

The property is situated in an ideal location benefitting from a plethora of shops, restaurants, amenities, good schools, great transport links, parks and green spaces.

Features

• ASKING PRICE £350,000 TO £400,000 • CHAIN-FREE • SHARE OF FREEHOLD • DUPLEX APARTMENT • TWO BEDROOM TWO BATHROOM • OFFERING APPROX 778SQFT • SECURE ENTRANCE • IDEAL LOCATION • Close Proximity to Shops, Restaurants and Amenities • Close Proximity to Schools and Transport, Parks and Green Spaces

GUIDE PRICE £350,000 TO £400,000

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TRANSPORT LINKS

In terms of travel New Cross Gate offers direct access into Central London in the following timeframes:

London Bridge - approximately 11 minutes
Canary Wharf - approximately 28 minutes
Victoria - approximately 30 minutes
London St Pancras - approximately 34 minutes
London Cannon Street - approximately 32 minutes
London Charing Cross - approximately 30 minutes

There are also numerous bus services which allow access to London and surrounding areas.

SHOPS RESTAURANTS AND AMENITIES

There are selection of restaurants locally including Koko 44, New Cross Lebanese Grill, Papi's Grill Restaurant and Bar, Mez Mangal Turkish Cuisine.

There are a number of boutique independent coffee shops and bistros locally including The Corner New Cross, Mughead Coffee shop and Wakey Wakey.

Bars and Pubs include The New Cross House, The Shirker's Rest and Rose Pub & Kitchen.

Local Shops include a Sainsbury's Superstore, One Stop, JJ News and Lewisham Shopping Centre is only a short drive.

SCHOOLS

Childeric Primary School:

Nurturing school environment, high expectations for all pupils, opportunities for pupils to express their feelings, caring adults who listen to pupils and provision of help for pupils to succeed.

St James's Hatcham Church of England Primary School

Pupils love coming to school and feel safe in a warm and friendly environment, high expectations of pupils and strong achievements in English and mathematics, kind and polite pupils who show respect towards adults and support their peers, opportunities for pupils to experience and understand the world outside of school through projects and collaborations and well-considered and arranged curriculum with clear learning expectations.

Oak Gardens Primary School

Pupils are happy, proud, articulate, and confident, the school values and promotes determination, risk-taking, and learning from mistakes, positive and respectful working relationships between staff and pupils, calm behavior around the school with high expectations and routines and the curriculum reflects pupils' heritage and the school community, with a focus on understanding the world.

PARKS AND GREEN SPACES

Local parks and green spaces include Margaret McMillan Park, Friendly Gardens, Luxmore Gardens.

For a 15-25 minutes walk you have two very popular parks including Hilly Fields and Telegraph Hill.

Telegraph Hill is seen as one of London's Hidden Gems. It is a Premier Residential Choice for buyers as it provides panoramic city views, Victorian architecture and a much-revered community spirit.

Telegraph Hill offers spectacular views of the London Skyline, mainly including Canary Wharf from the Upper Park which is also a hot spot for New Years Eve Fireworks.

The area is flooded with Architectural appeal Including a range of desirable Victorian and Georgian Period Houses. There are strong Transport Links, a vibrant Community Lifestyle including a local farmers market, an annual community festival and a popular café.

Hunters estate agents Forest Hill have sold several houses and flats near Lewisham Way - SE14 over the last 10 years. The stats from a sale include:

- Offers received for 101.37% of the guide price
 - 6 viewings
 - 4 offers received (67% of offers were received compared to viewings!)
 - Offers received in 22 days of going to market
 - Offer accepted on the 28th day of going to market
- Hunters also let and manage properties close to Lewisham Way, SE14

Verified Material Information

Costs and tenure

Tenure: Share of Freehold

Lease length: 108 years remaining (125 years from 2009)

Council tax band: B

EPC rating: C

The building

Mid-terrace flat, standard construction

Accessibility adaptations: None

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Mains gas central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 good, Vodafone great, Three great, EE great

Parking: None

Not in a controlled parking zone

No disabled parking available

Risks and restrictions

Not a listed building

Not in a conservation area

No tree preservation order

Title register restrictions (TGL329295):

- The current owner cannot sell or transfer the property without a certificate from the landlord or their lawyer. This certificate must confirm that the owner has complied with Clause 3(16) of the lease.
- The lease contains restrictions on 'alienation', which means there are specific rules the owner must follow if they want to sell, sub-let, or transfer the property to someone else.

Non-coal mining area: yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.