

# HUNTERS®

HERE TO GET *you* THERE

**Lee High Road, London, SE13 5PL**

**Fixed Asking Price £110,000**

**Property Images**



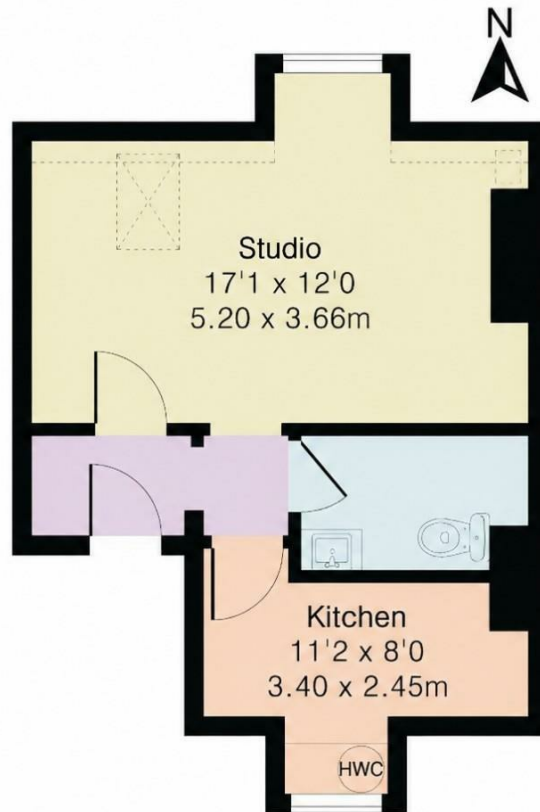
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## Property Images



Approximate Gross Internal Area 319 sq ft - 30 sq m

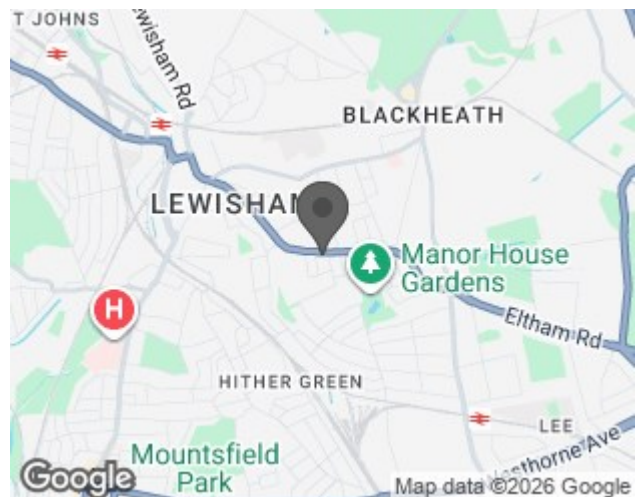


Second Floor

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 & Wales                             | EU Directive 2002/91/EC |           |

## Map



## Details

Type: Studio Beds: 0 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

CHAIN-FREE

ASKING PRICE £110,000

SHARE OF FREEHOLD

A top-floor studio within a Period Conversion on Lee High Road spanning approximately 319sqft. The property benefits from a living room/bedroom, a family bathroom and a separate kitchen.

The property is offered with vacant possession and is in need of full refurbishment.

Lee High Road benefits from a plethora of shops, restaurants and amenities.

### Features

• ASKING PRICE £110,000 • CHAIN-FREE • SHARE OF FREEHOLD • TOP-FLOOR STUDIO WITHIN PERIOD CONVERSION • SPANNING APPROXIMATELY 319SQFT • SEPARATE LIVING ROOM/BEDROOM • FAMILY BATHROOM • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links • In Proximity of Parks and Green Spaces

CHAIN-FREE

ASKING PRICE £110,000

SHARE OF FREEHOLD

New to the market is this top-floor studio within a period conversion on Lee High Road spanning approximately 319sqft. The property is well proportioned offering a bedroom/living room offering over 204 sqft of living space, a family bathroom and a separate kitchen.

The property is offered with vacant possession and is in need of full refurbishment.

Lee High Road benefits from a plethora of shops, restaurants and amenities.

TRANSPORT

Trains and DLR

- National Rail: Direct mainline trains run frequently to London Bridge (approx. 10 mins), Waterloo East, Charing Cross, and Victoria, as well as out toward Dartford and Hayes.
- Docklands Light Railway (DLR): Direct terminal service running from Lewisham straight to Canary Wharf (approx. 15–20 mins) and Bank.

Buses

- Local Routes: High-frequency routes include the 21, 75, 89, 108, 136, 178, 181, 202, and 321, connecting directly to central, south, and east London locations.
- Night Buses: Night service is available via routes like the N21

## SHOPS, RESTAURANTS AND AMENITIES

SE13 5PL is located on Lee High Road in Lewisham, London. The area offers a vibrant mix of local convenience stores, diverse independent and chain restaurants, and essential community amenities within a short walk towards Lewisham town centre and Blackheath border.

### Restaurants & Cafes

Popular restaurants include Panas Gurkha, The Spice Of Life, Ana'more Lewisham & Maggie's Cafe & Restaurant.

### Shops & Groceries

- Local Conveniences: A variety of independent grocers, fresh food stockists, and newsagents line Lee High Road.
- Lewisham Shopping Centre: Located a short distance away down the road, housing major high-street brands including Sainsbury's, Marks & Spencer, and TK Maxx.
- Specialty Stores: Nearby Ladywell and Lee feature artisan options like organic whole-food pantries and local butchers.

### Parks and Green Spaces

Manor House Gardens is within walking distance and offers a walled flower garden, a tranquil duck pond, a children's playground, tennis courts, and an on-site café. It also includes a dedicated dog-free area and a library.

A short bus ride away on a bus or DLR you have access to Greenwich Park and all of the amenities surrounding it and also the ever popular Blackheath Village and Common.

Early Viewing for this unique opportunity is Highly Recommended.