

HUNTERS®

HERE TO GET *you* THERE

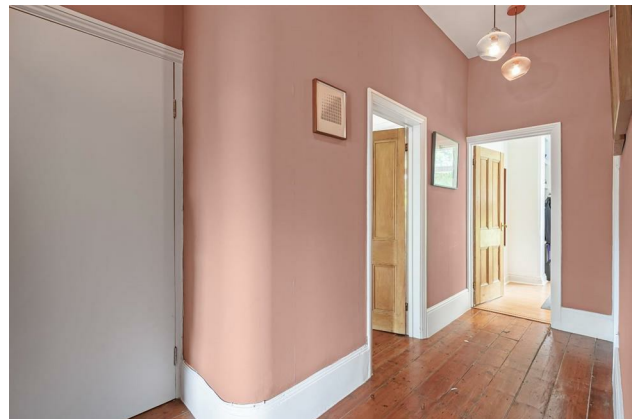
GFF, 18 Handen Road, London, SE12 8NP

£600,000

Property Images



Property Images



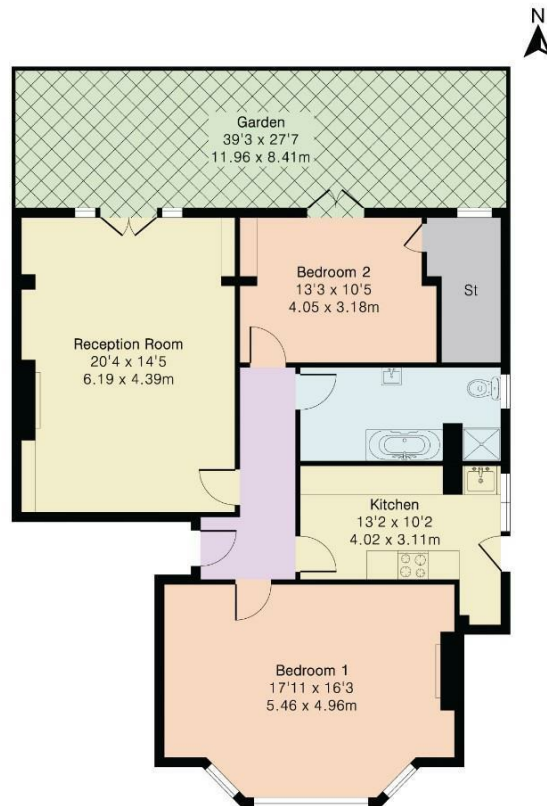
HUNTERS[®]

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Property Images



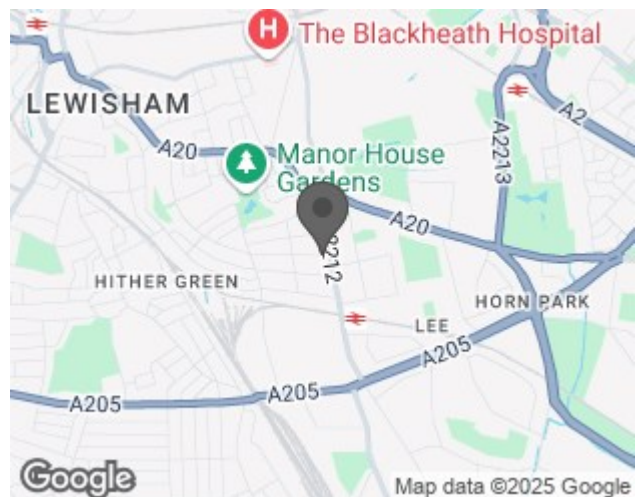
Approximate Gross Internal Area 1046 sq ft - 97 sq m



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	68	
(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: Flat - Conversion Beds: 2 Bathrooms: 1 Receptions: 1
Tenure: Freehold

Guide Price £600,000 to £650,000

New to the market is this well-proportioned two-bedroom flat on this quiet and tranquil road in the Lee Conservation Area.

This period property offers approximately 1046 sqft of living space and boasts plenty of character. Benefitting from two double bedrooms (the main bedroom being approximately 27.5 sqm), one reception room, a separate kitchen and a well-kept private section of garden this property is the ideal opportunity for a couple or young family looking to buy a family home. The property also benefits from off-street allocated parking.

Features

• Guide Price £600,000 to £650,000 • Period Property • Quiet and Tranquil Residential Road • Private Section of Garden • Two Bedrooms including Main measuring 27.5sqm • Separate Kitchen • One Reception Room • In Proximity to Shops, Restaurants and Amenities • In Proximity to Schools and Transport • In Proximity to Parks and Green Spaces

EPC D

COUNCIL TAX BAND C - Lewisham

SHARE OF FREEHOLD

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The property benefits from original period features throughout including huge bay windows allowing plenty of light, original wooden flooring, high-ceilings, fireplaces and covings.

The property is a mere 0.4 miles from Lee Station and local area benefits from an abundance of shops, restaurants and amenities as well as schools, parks and green spaces.

Here is what the owner said about the property and why they bought it:

Period property on a wide, tree-lined road in a sought-after location in the Lee Conservation area, Ground Floor Flat with direct access to mature garden. High ceilings and original features - fireplaces and cornicing. Large sitting room with french doors to the garden. Utility room for boiler, washing machine and storage. Great for public transport. Deep gardens and mature trees give privacy.

Lee and Hither Green Stations offers access London Bridge, Charing Cross, Waterloo East, Cannon Street, and others. Lee also has connections to City and you can change at London Bridge for the Thameslink and Farringdon stations.

The local area offers a plethora of shops, restaurants and local amenities. A lot of the bars and restaurants are family owned and provide a very unique village feel appreciated by local residents. Restaurants include Saponi D'Italia, Taste Nice, The Lord Northbrook Pub, The Station Pub, Luciano's and Saponi Vero. There is also Park Fever offering local beers and wines. For shopping there is the Blackheath Food Centre and a large Sainsbury's.

Park and Green Spaces locally are Manor House Gardens, Mounts Field Park and Manor Park offer ample opportunities for walks and recreation.

Local schools include:

Colfes School and Junior Schools
Brindishe Manor and Brindishe Lee
St Winifreds RC Primary School

Early Viewing Is Recommended

Verified Material Information

Council Tax band: C

Tenure: Share of Freehold

Lease length: 956 years remaining (999 years from 1982)

Property type: Flat

Property construction: Standard undefined construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: Fibre to the Premises

Parking: Driveway, Allocated, and On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Lee Conservation Area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes