

Corona Road, Lee, London, SE12 9LS

- GUIDE PRICE £325,000 - 350,000
- LIGHT & BRIGHT FEEL
- APPROX 89 YEARS REMANING ON LEASE
- CLOSE TO SUPERLOOP SL4 BUS SERVICE DUE TO START IN 2025
- TASTEFULLY DECORATED
- PRIVATE GARDEN WITH OUTBUILDING
- GREAT LOCATION CLOSE TO LEE STATION
- DOUBLE GLAZING & GAS CENTRAL HEATING

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DESCRIPTION

Guide Price £325,000 - 350,000. Warm & homely 2-bedroom flat with a **PRIVATE GARDEN** that features an outbuilding. Located on a quiet residential street that is less than half a mile from Lee Station (Zone 3) & offering easy access to London Bridge, the City & Canary Wharf. Nearby are a good selection of local shops, schools & friendly eateries as well as greenspaces such as Northbrook Park and Horn Park. The property features a modern fitted kitchen & bathroom, the current owners have decorated the property & it is turn-key ready for the next occupier!

We asked the sellers to tell us a little bit about their experience living in the property & here is what they had to say:

We have loved every moment in our flat and are sad to be leaving Lee. The close knit community welcomed us with open arms from day one and it will be hard saying goodbye to them.

The convenience of the area cannot be overstated, with the benefit of only a 12minute walk to the station & a 13 minute trip to London Bridge. Via road, it is only a short drive to the A2 and A20 which has allowed for frequent day trips to the coast. We will miss the near door to door connections of the local bus routes, getting us into Chislehurst for a drink, Blackheath for a walk around the village & down into Greenwich.

Having the private garden has allowed us so much more space than any other flat we have lived in before. Hosting summer BBQs has been great fun & having the summerhouse meant we could do this in any weather.

The short walk to local parks, including the quiet Horn Park, meant spring evenings could be spent enjoying a beautiful stroll. The local pub is warm & cosy, being only a couple of minutes walk away, it is perfect for a Sunday roast or to watch the game. Local shops are a 10minute walk towards either Lee or Grove Park.

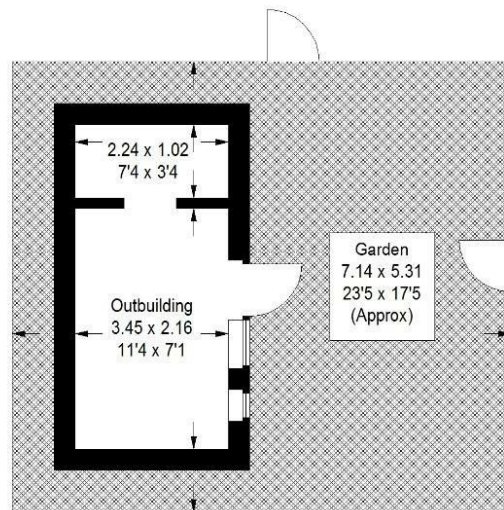
We have thoroughly loved living on Corona Road.





Corona Road, SE12

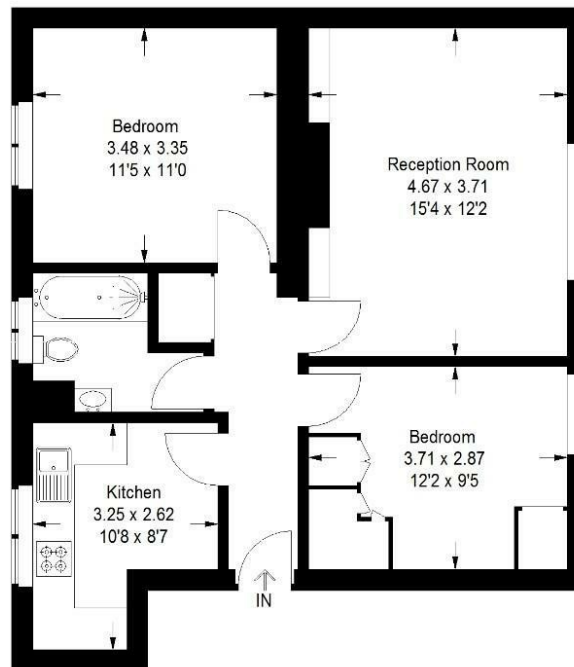
Approximate Gross Internal Area
(Excluding Outbuilding)
61.0 sq m / 657 sq ft



(Not Shown In Actual
Location / Orientation)

Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID:1162665)



First Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	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	

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.