



29 ST. MILDREDS ROAD LONDON, SE12 0RD

£275,000
LEASEHOLD - SHARE OF
FREEHOLD

GUIDE PRICE £275,000 - £300,000 Occupying the third floor of an attractive building and benefiting from residents parking, this charming one-bedroom apartment offers bright and thoughtfully arranged accommodation in a popular residential pocket of Lee, just 0.3 miles from the station.

The accommodation comprises a welcoming entrance hall, a spacious 17'2" open-plan kitchen and reception room with ample space for both living and dining areas, and a generously sized double bedroom with useful built-in storage. A well-proportioned bathroom completes the layout, while the characterful eaves and multiple windows help create a bright and distinctive top-floor home.

Lee Station is just 0.3 miles, and serves the London Charing Cross line calling at stations such as London Waterloo East, and London Bridge. This station also

DouglasPryce

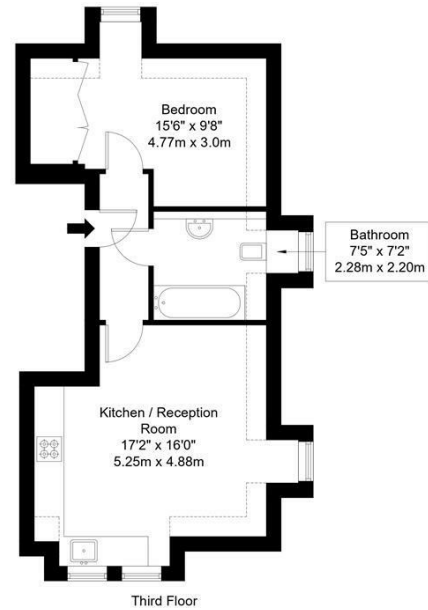
St. Mildreds Road, SE12 0RD

Approx Gross Internal Area = 37.47 sq m / 403 sq ft

Restricted Head Height = 5.4 sq m / 58 sq ft

Total = 42.87 sq m / 461 sq ft

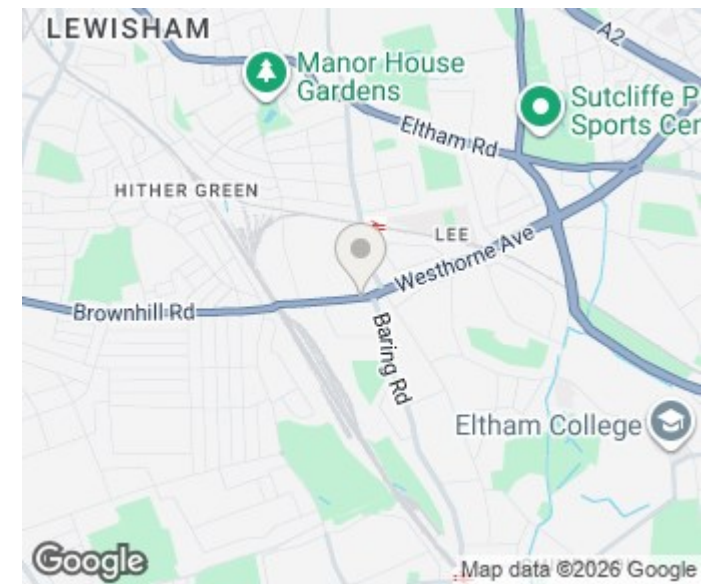
 = Reduced Headroom Below 1.5m / 5'0"



Ref :

Copyright **BLEUPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
Copyright @ BLEUPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sales
Verdant Lane
London
SE6 1LF

07887933642
glenn@douglaspryce.co.uk
www.douglaspryce.co.uk

DouglasPryce