



58D MICHELDEVER ROAD LONDON, SE12 8LU

£250,000
LEASEHOLD

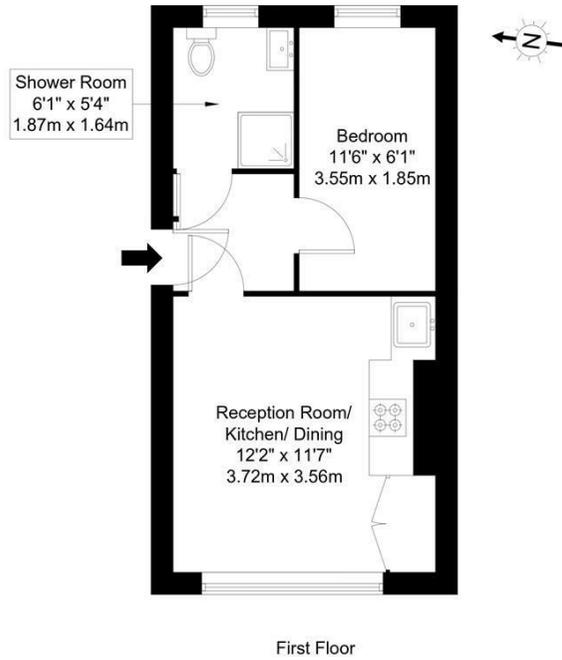
A chic and stylish, one bedroom apartment is situated on the first floor of this impressive double fronted Victorian house, located on one of the most sought after roads within the Lee Manor Conservation Area on Micheldever Road. The flat benefits from a compact, yet extremely high specification, open plan living room/kitchen area, as well as a separate bedroom/sleeping area. There is also a recently modernised bathroom and you will also benefit from use of a communal garden.

Both Hither Green and Lee train station(s) are just 0.3 miles away, making connections in London Bridge extremely straightforward. Blackheath Village is also located within less than a mile distance and offers a variety of cafes, boutiques and bars.

DouglasPryce

Micheldever Road, SE12 8LU

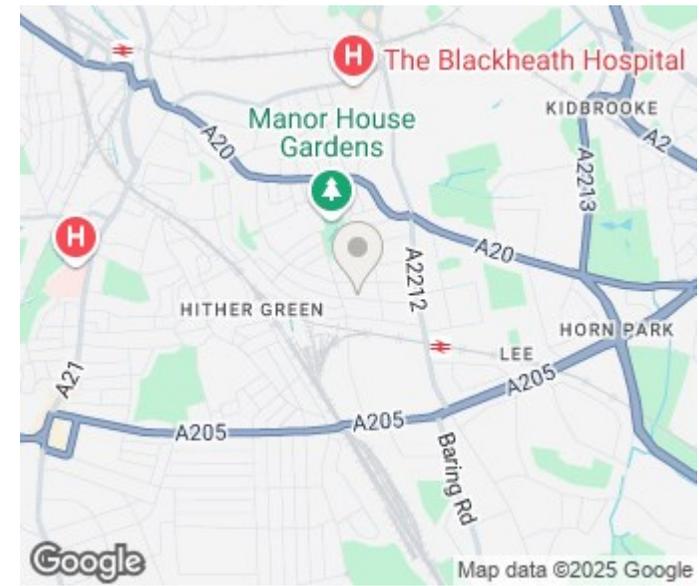
Approx Gross Internal Area = 26.13 sq m / 281 sq ft



Ref :

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PLAN**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | 68 |
| (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

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