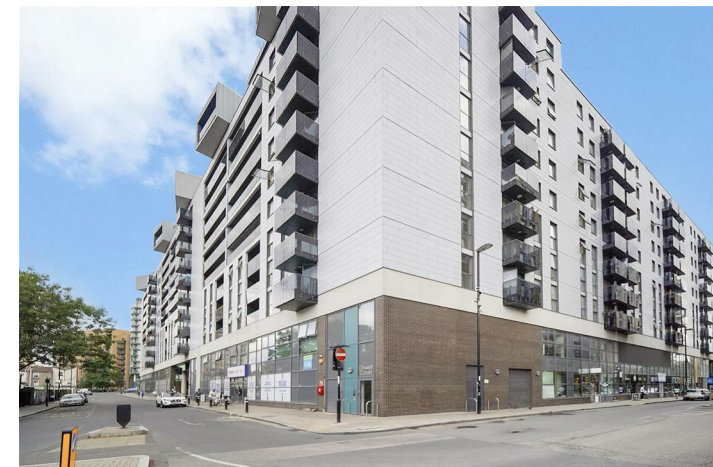




BOOTH COURT THURSTON ROAD LONDON, SE13 7JG

£300,000
LEASEHOLD

Positioned on the eighth floor of the popular Booth Court development, this beautifully presented one-bedroom apartment offers approximately 514 sq ft of bright, modern accommodation, together with a private south-facing balcony and excellent access to Lewisham's transport links.

The accommodation comprises a welcoming entrance hallway, a generously sized double bedroom, a contemporary bathroom and a separate fitted kitchen. The bright reception room offers plenty of space for both living and dining and opens directly onto the south-facing balcony—an ideal spot to enjoy the sunshine and elevated outlook. Further benefits include a useful utility area, stylish finishes throughout, underfloor heating to the reception room, kitchen and bedroom, and access to an attractive communal courtyard.

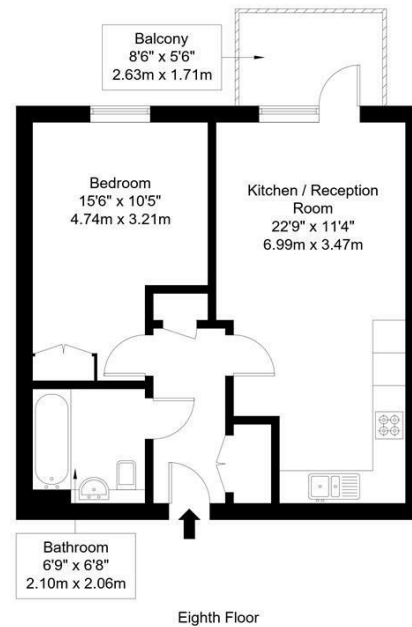
DouglasPryce

Thurston Road, SE13 7JG

Approx Gross Internal Area = 47.74 sq m / 514 sq ft

Balcony = 4.5 sq m / 48 sq ft

Total = 52.24 sq m / 562 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. 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.
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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		
(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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