



**£525,000**

2 bedroom flat

Granville Park  
Lewisham

## Read all about it...

A beautiful two-bedroom, ground floor flat situated between Lewisham and Blackheath on Granville Park. With Lewisham Station and DLR just 0.4 miles away, as well as Blackheath just around the corner, the flat would be perfect for first-time buyers.

Internally the property consists of a large lounge with double doors leading to a private section of the garden, a modern kitchen with integrated appliances, a storage room as well as a large master bedroom and a smaller second room with a contemporary 3-piece family bathroom.

**Tenure:** Leasehold ( 900+years remaining on Lease) | **Service Charge:** £0 | **Ground Rent:** £250pa TBC | **Council Tax:** Lewisham Band D

### GROUND FLOOR

#### Hallway

Pendant light, tile flooring

#### Bathroom

Spotlights, front facing double glazed window, free standing wash basin, walk-in shower, W/C, tile flooring

#### Kitchen

10' 3" x 6' 7" (3.12m x 2.01m)  
Spotlights, side facing double glazed window, matching wall and base units, ceramic sink with drainer and single tap, integrated oven with gas hob, extractor hood, tile flooring.

#### Lounge/Diner

17' 7" x 17' 2" (5.36m x 5.23m)

Spotlights, side facing double glazed window, radiator, wood flooring, doors to garden.

#### Bedroom

15' 7" x 13' 9" (4.75m x 4.19m)

Pendant light, rear facing double glazed window, radiator, wood flooring

#### Bedroom

8' 8" x 8' 7" (2.64m x 2.62m)

Pendant light, rear facing double glazed window, radiator, wood flooring.

#### Storage Room

### GARDEN



Total Area: 74.4 m<sup>2</sup> ... 801 ft<sup>2</sup> (excluding patio area)

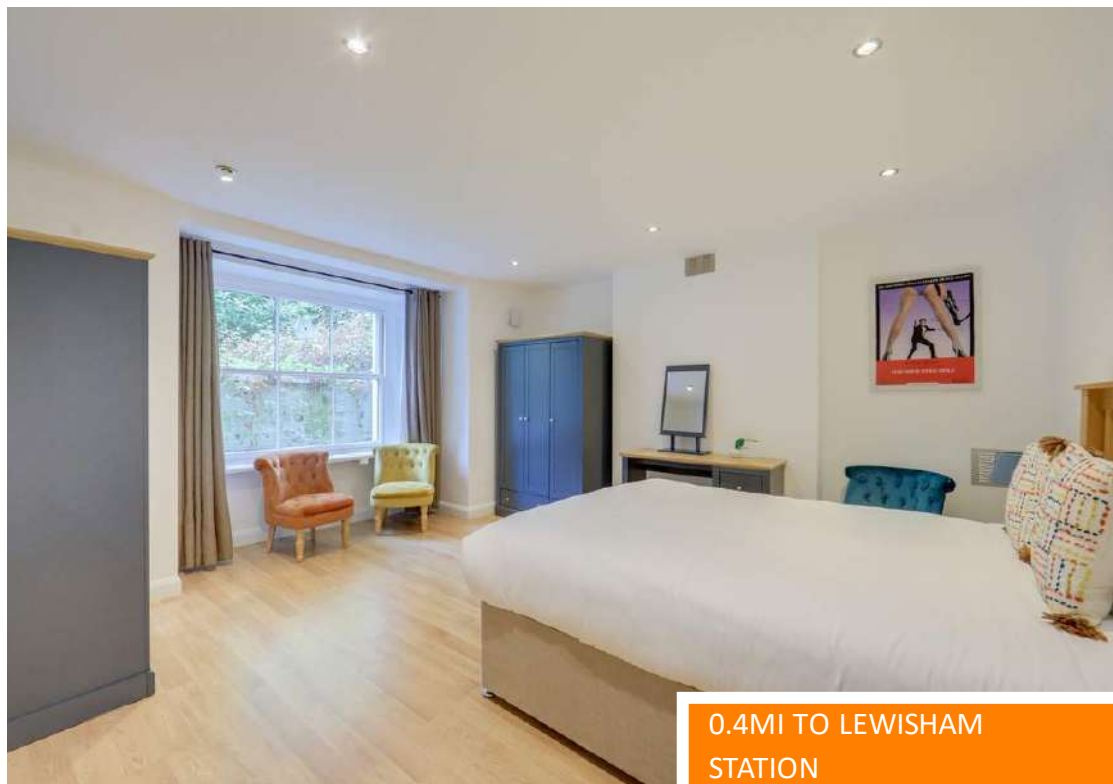
Drawn for Stanfords Sales & Lettings  
This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.

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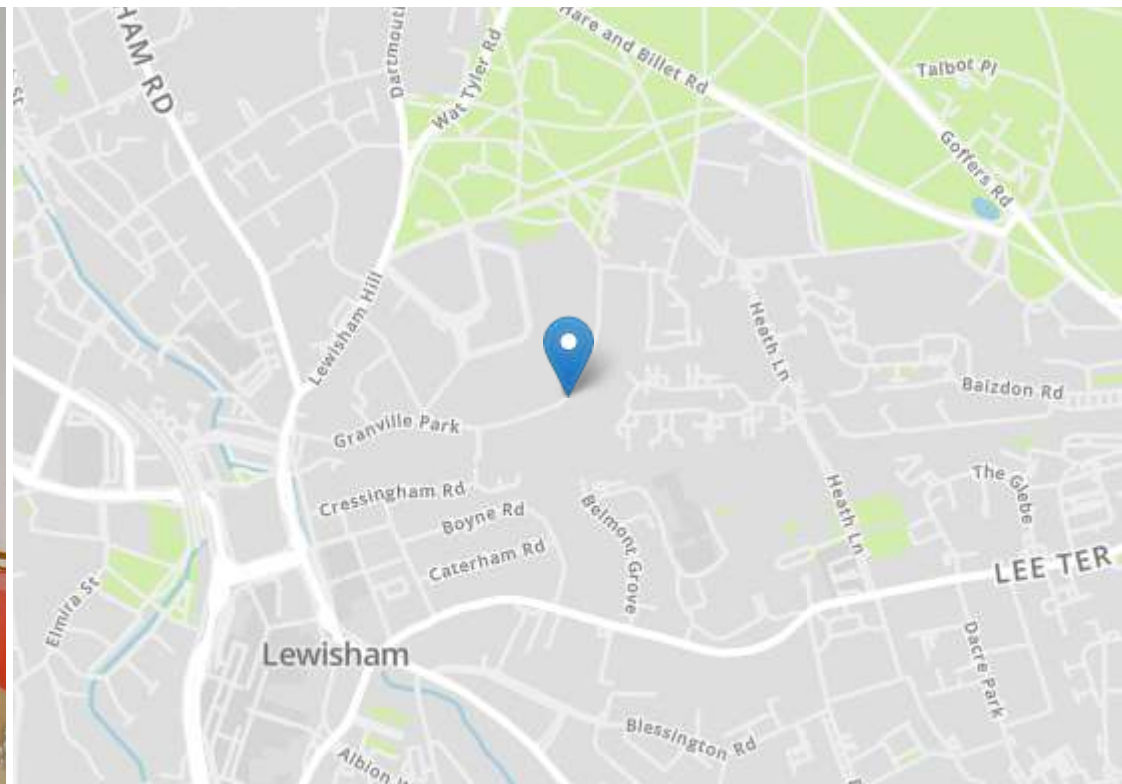


0.4MI TO LEWISHAM  
STATION  
LOWER GROUND FLOOR  
TOTAL AREA - 801SQFT.

PRIVATE SECTION OF GARDEN  
2 BEDROOM FLAT







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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