



Guide Price £295,000 Leasehold
1 bedroom flat

Albion Way
Lewisham

Read all about it...

Offered chain-free, this one-bedroom ground floor flat with a private south-facing garden presents a fantastic opportunity for first-time buyers eager to make a home their own, or investors seeking a well-located property.

Inside, the flat features a bright reception room with bay windows, a double bedroom, kitchen, and bathroom—offering plenty of potential throughout.

Ideally located just a short walk from Lewisham Mainline and DLR stations, the property benefits from excellent transport links to Central London, Canary Wharf, and beyond. The area also offers a great mix of shops, supermarkets, cafés, and restaurants, all within easy reach.

Tenure: Leasehold | **Council Tax:** Lewisham band B

GROUND FLOOR

Entrance Hall

Pendant ceiling light, storage cupboards, fitted carpet.

Reception Room

4.11m x 3.69m (13' 6" x 12' 1")

Sash bay windows, ceiling light, radiators, fitted carpet.

Kitchen

3.45m x 2.22m (11' 4" x 7' 3")

Door to garden, track ceiling light, fitted kitchen units, sink with mixer tap and drainer, oven with gas hob, radiator, vinyl flooring.

Bedroom

3.61m x 3.18m (11' 10" x 10' 5")

Double-glazed window, pendant ceiling light, built-in wardrobe, radiator, fitted carpet.

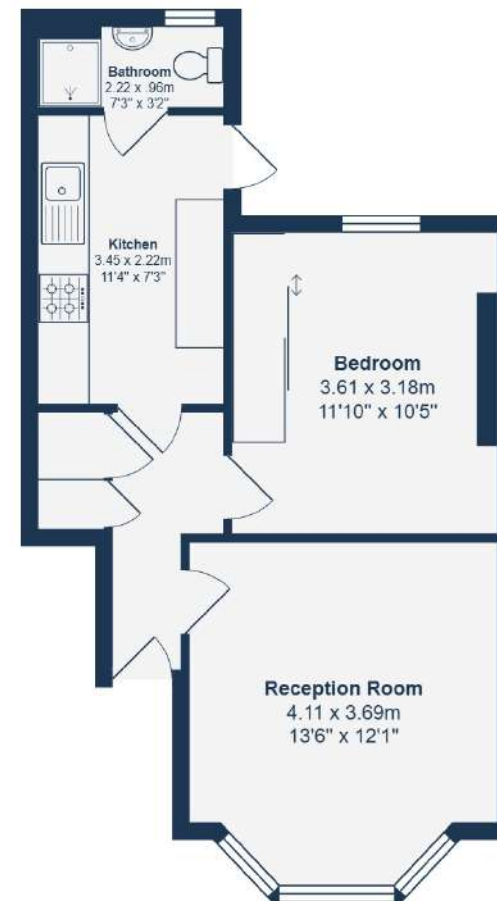
Bathroom

2.22m x 0.96m (7' 3" x 3' 2")

Double-glazed window, ceiling light, walk-in shower, washbasin, WC, boiler, radiator, vinyl flooring.

OUTSIDE

Garden



Ground Floor

Total Area: 41.1 m² ... 443 ft²

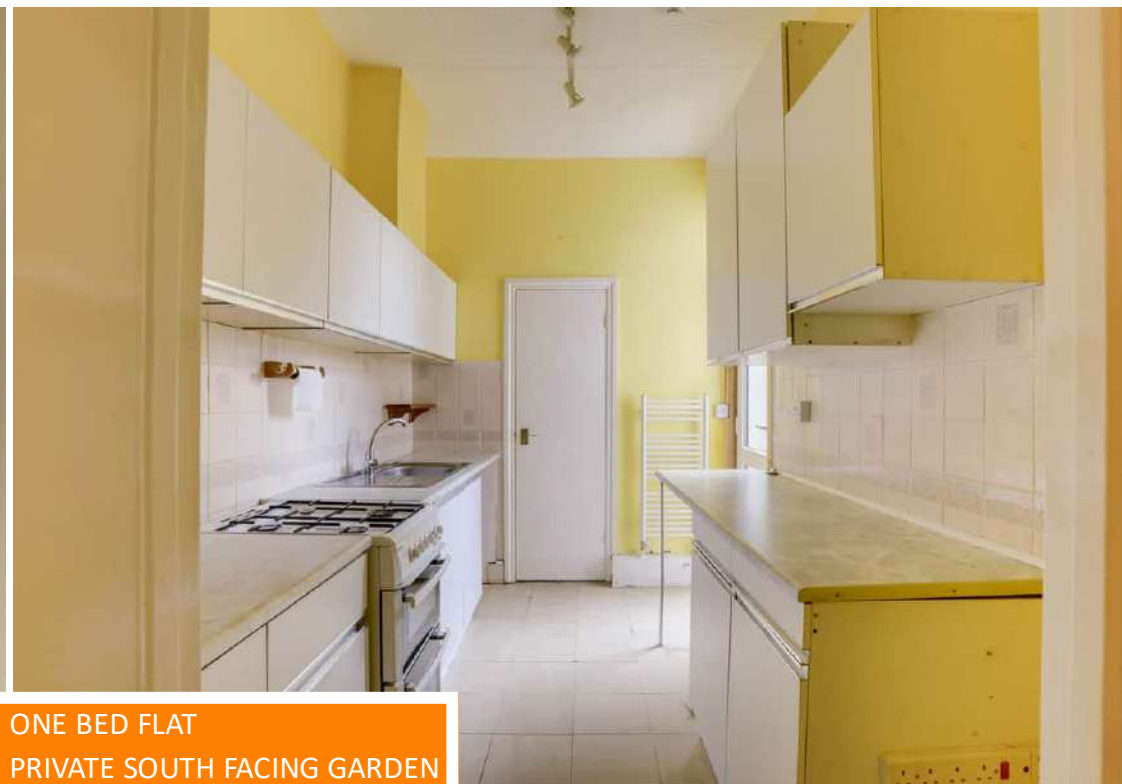
Drawn for Stanfords Sales & Lettings

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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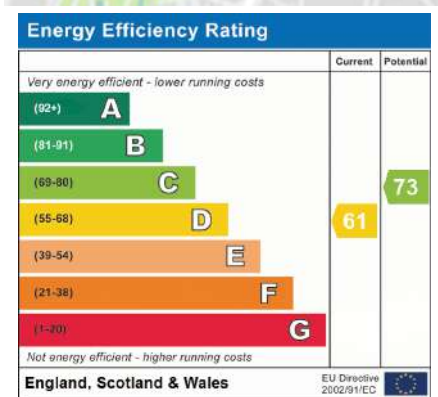
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