



STANFORDS

Burnt Ash Road, Lee
£400,000

A beautifully presented top-floor flat, set within an attractive and well-maintained period conversion, offering bright and spacious accommodation. Flooded with natural light throughout, the property offers a move-in ready home with a calm and contemporary feel. The spacious landing leads into an open-plan kitchen and living area, fitted with sleek modern units, integrated appliances, and ample space for both dining and relaxing, a fantastic setting for everyday living and entertaining alike.

Both bedrooms are well proportioned and enjoy leafy views over the rear garden, while the bathroom is finished in a sleek, modern style. A separate utility room adds practicality, and the large loft provides excellent additional storage space.

Residents also benefit from access to a beautifully maintained communal garden and off-street parking.

Perfectly positioned for commuters, Lee Station is just a short stroll away, while Hither Green and Blackheath stations are also within easy reach, alongside a range of local bus routes. The surrounding area offers a vibrant mix of independent cafés, pubs, shops, and restaurants, as well as a nearby Sainsbury's supermarket for everyday convenience. Manor House Gardens is also close by, providing beautiful green open space and contributing to the area's strong appeal with families, alongside its well-regarded nurseries and schools.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- **Top Floor Flat**
- **Beautifully Presented Throughout**
- **Communal Garden**
- **Off-Street Parking**
- **0.1mi from Lee Station**
- **0.7mi from Hither Green Station**







TOP FLOOR

Landing

Sash window, inset ceiling spotlights, pendant ceiling lights, loft access, fitted carpet.

Open Plan Kitchen & Living Room

16' 2" x 13' 11" (4.94m x 4.24m)

Double-glazed sash windows, inset ceiling spotlights, fitted kitchen units, sink with mixer tap and drainer, integrated oven, electric hob, extractor hood and undercounter fridge, alcove shelving and cabinetry, storage cupboard, radiator, wood flooring.

Bedroom

13' 11" x 13' 11" (4.24m x 4.24m)

Double-glazed sash windows, ceiling light, radiator, fitted carpet.

Bedroom

10' 1" x 8' 1" (3.08m x 2.46m)

Double-glazed sash window, ceiling light, radiator, fitted carpet.

Bathroom

8' 7" x 5' 7" (2.46m x 1.70m)

Double-glazed sash window, ceiling light, bathtub with shower and screen, washbasin, WC, heated towel rail, tile flooring.

Utility Room

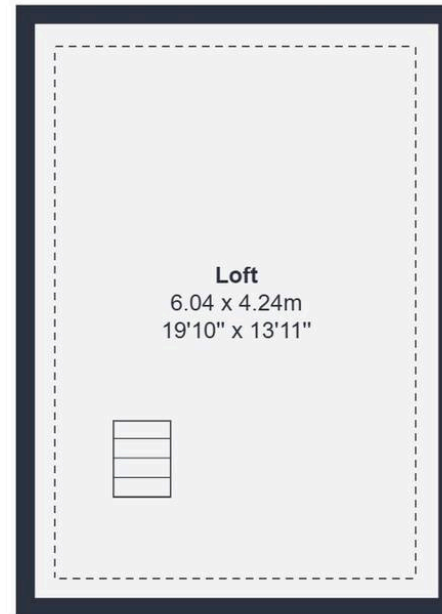
4' 6" x 4' 5" (1.38m x 1.34m)

Sash window, ceiling light, plumbing for washing machine, combi boiler, freezer, tile flooring.





Top Floor



Loft

Total Area: 63.1 m² ... 679 ft² (excluding loft)

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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