



CONINGTON ROAD, LONDON, SE13 7FF  
GUIDE PRICE £300,000-£315,000 LEASEHOLD

A STYLISH AND SPACIOUS ONE DOUBLE BEDROOM APARTMENT WITH A PRIVATE BALCONY FOUND ON THE FIRST FLOOR OF THE POPULAR SILKWORKS DEVELOPMENT JUST 200 YARDS FROM THE DLR AND CLOSE TO LEWISHAM MAINLINE STATION.

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## DESCRIPTION:

The accommodation comprises an open plan lounge diner with a private balcony and a very attractive modern kitchen with integrated appliances, a good size double bedroom, beautiful modern bathroom with built in mirrored storage and a larger than usual utility cupboard. Residents have the added benefit of a modern gymnasium, communal roof terrace and a 24 hour concierge.

This is a great apartment and also has the ESW1 cladding safety certificate. Viewing is a must and virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

The property is in a very convenient location and is perfect for the commute into the City, West End or Canary Wharf with both Lewisham and Elverson Road DLR within 250 metres away and the choice of Lewisham Station (mainline and DLR), New Cross (mainline and overground) and Greenwich (mainline, DLR and Thameslink) all within a mile. Lewisham station gives direct access to London Bridge, Cannon Street, Waterloo East, Charing Cross and Victoria as well as Canary Wharf and Bank on the DLR.

Greenwich town centre and Greenwich Park are both just a short walk. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark ' the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. Surrounding the market, you'll find characterful boutiques and independent shops offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses.

Lewisham high street is close by with extensive shopping choices and is being enhanced by new investment, attracting new restaurants and amenities. Blackheath Village with its array of boutiques, bars, restaurants and farmers market is less than 1 mile.

## AT A GLANCE

- modern apartment
- open plan living
- one double bedroom
- private balcony
- popular development
- very close to station & DLR
- gym
- communal roof terrace
- ESW1 compliant





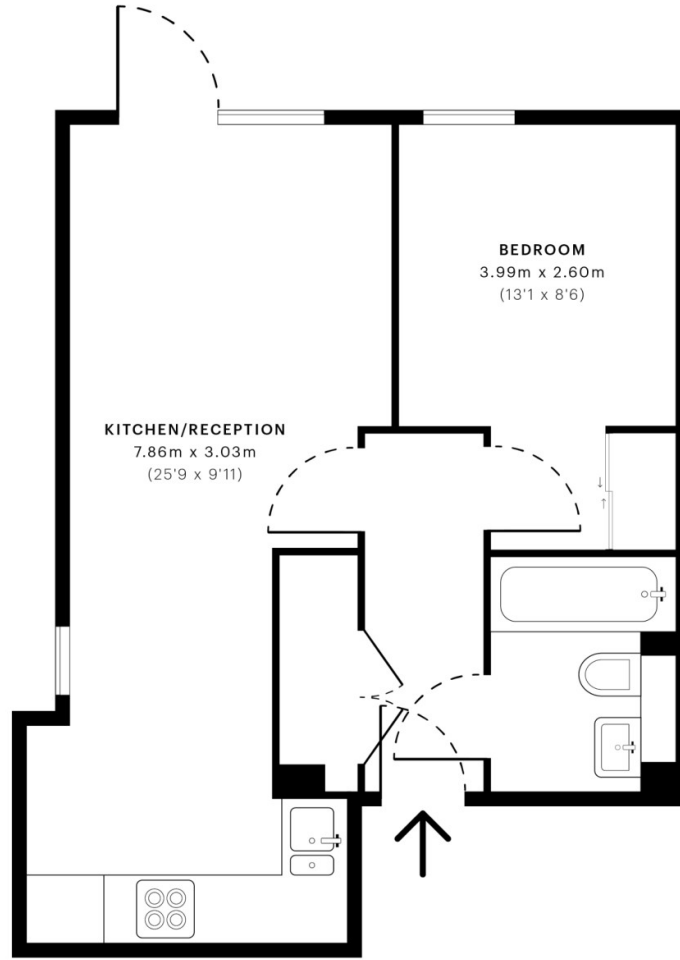
# Baquba Building, SE13

CAPTURE DATE 16/10/2021 LASER SCAN POINTS 1,004,330

GROSS INTERNAL AREA

40.47 sqm / 435.62 sqft

Balcony also available,  
not measured during survey,  
and excluded from measurements.




— First Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
40.47 sqm / 435.62 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
38.94 sqm / 419.15 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 40.91 sqm / 440.35 sqft  
IPMS 3C RESIDENTIAL 39.64 sqm / 426.68 sqft

SPEC ID 61698519fe36a00dd129cbdd0

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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