



HALLEY GARDENS, LEWISHAM, SE13 5PA
£275,000 LEASEHOLD

A LOVELY AND MUCH IMPROVED ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT WITHIN THIS POPULAR GATED MODERN DEVELOPMENT THAT SITS ON THE GREENWICH MERIDIAN LINE AND IN BETWEEN BLACKHEATH VILLAGE, MANOR HOUSE GARDENS AND LEWISHAM TOWN CENTRE.

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Winkworth

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See things differently



DESCRIPTION:

The accommodation comprises; a bright and airy living room with a separate modern kitchen. There is a double bedroom with extensive built in wardrobes and a modern bathroom. The kitchen and bathroom are both new within the past 4 years. The property further benefits from communal gardens, an allocated off street parking space, and the lease is currently being extended to circa 175 years.

This is a great apartment and, in our opinion, would be perfect for first time buyers and buy to let investors. There is no chain. Your immediate viewing is essential.

Halley Gardens is convenient for commuters with just 0.55 miles to Blackheath station, 0.64 miles from Lewisham Station & DLR and 0.48 miles from Hither Green Station and 0.30 miles. Close proximity are locals shops including M&S Food Court just 300 yards away. The popular open spaces of Manor House Gardens, (0.2miles), Blackheath Common, (0.6miles), and Greenwich Park, (0.9 miles), are all within a short walk. The Ofsted rated "Outstanding" St Margaret's Primary School is extremely close and the apartment sits in the catchment area for Thomas Tallis secondary school.

AT A GLANCE

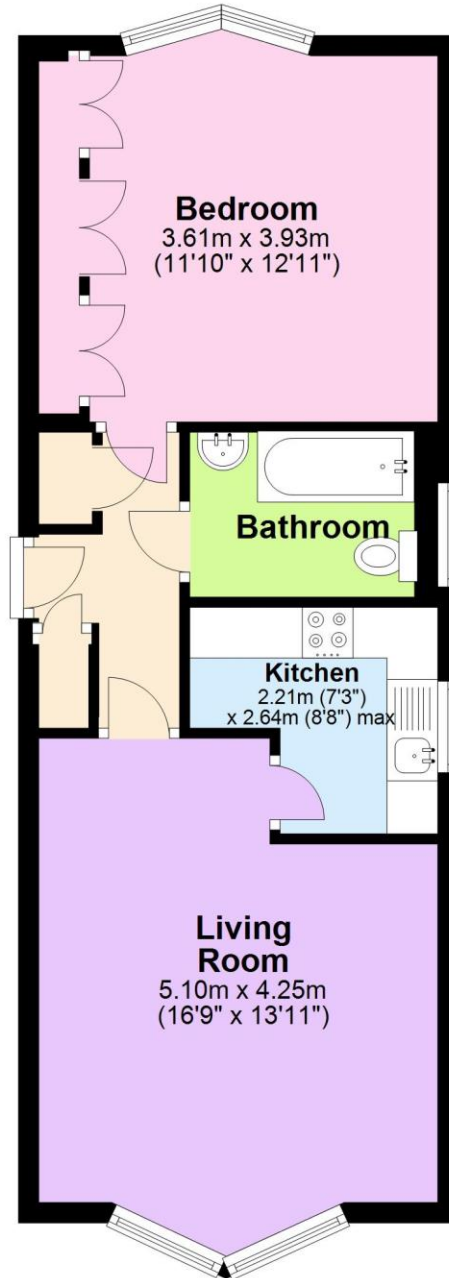
- gated development
- modern apartment
- first floor
- one double bedroom
- chain free
- very close to shops
- off street parking
- close to Blackheath Village





First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



Total area: approx. 45.3 sq. metres (487.7 sq. feet)

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.

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

