



STATION ROAD, LEWISHAM, LONDON, SE13 5FP  
**£475,000 LEASEHOLD**

**A STYLISH AND VERY SPACIOUS, TWO DOUBLE BEDROOM TWO BATHROOM APARTMENT WITH A PRIVATE SOUTH FACING TERRACE AND FANTASTIC VIEWS WITHIN THIS POPULAR DEVELOPMENT JUST 100 YARDS FROM THE DLR AND MAINLINE LEWISHAM STATION.**

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## DESCRIPTION:

The property is located on the eleventh floor (with a lift) and is in excellent decorative order throughout with floor to ceiling windows and an EPC B rating.

The accommodation briefly comprises; a large 22'8 open plan lounge diner with a very attractive modern kitchen with integrated appliances and direct access a larger than usual private balcony with fantastic views. The master bedroom has built in wardrobes and modern ensuite shower room, there is a generous second double bedroom, modern second bathroom and a large utility/storage cupboard in the entrance hall. The property further benefits from being sold chain free and the use of an outstanding communal sky garden with has breathtaking panoramic views across London.

This is a great apartment and your immediate viewing is essential. Video tour 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 Lewisham Station (Zone 2) and DLR just 100 yards away. 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.

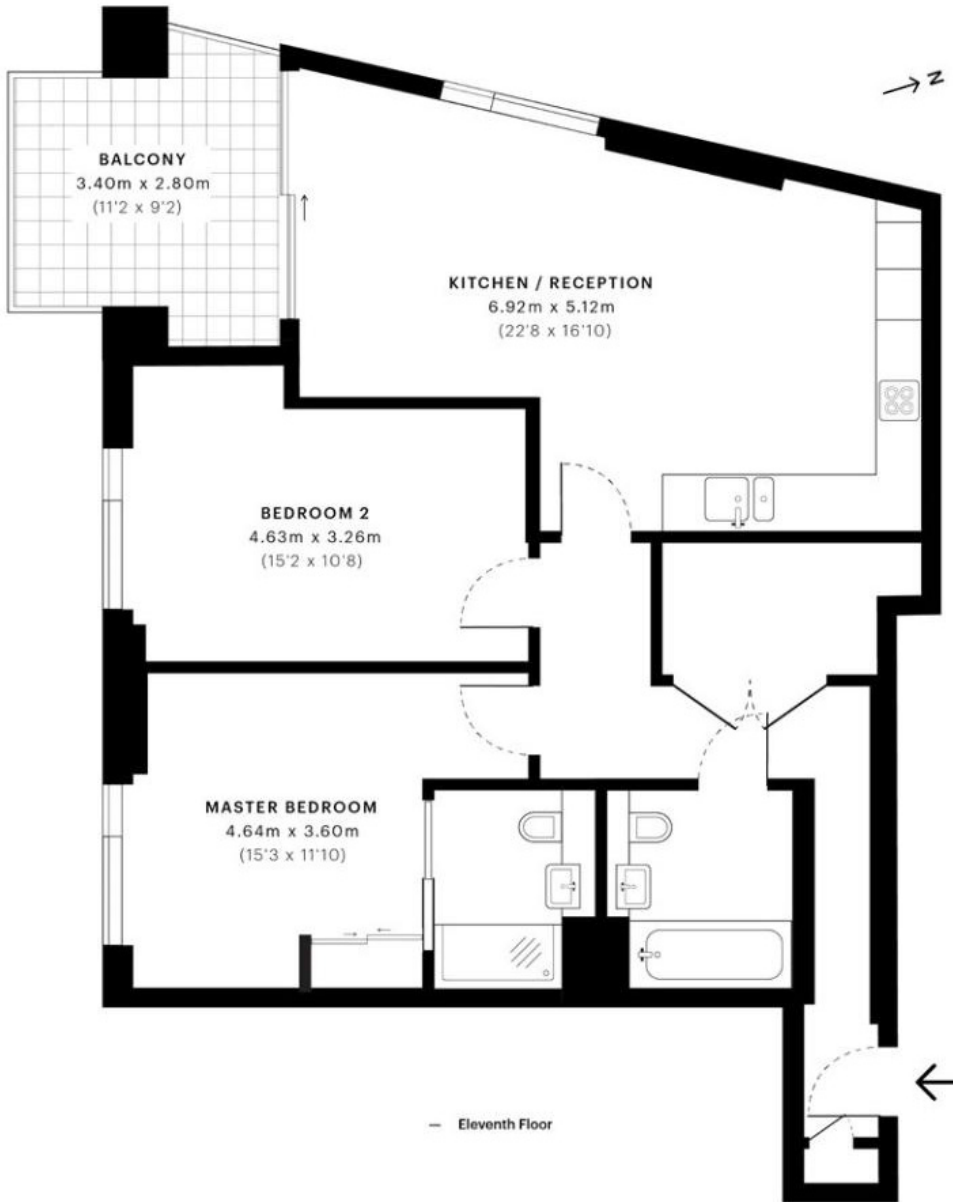
## AT A GLANCE

- stylish apartment
- eleventh floor
- two double bedrooms
- two bathrooms
- stunning kitchen
- large private balcony
- communal sky garden
- outstanding views
- chain free
- very close to station & DLR
- very close to shops









Restricted Head Height 0.00 Sqm / 0.00 Sqft	External Structural Features 7.46 Sqm / 80.30 Sqft	<b>Gross Area (IPMS 3B)</b> 84.98 Sqm / 914.72 Sqft	<b>Net Area (IPMS 3C)</b> 81.74 Sqm / 879.85 Sqft
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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-)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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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