



134B, KIRKDALE, LONDON, SE26  
**£275,000 LEASEHOLD**

**A CHAIN FREE FLAT CLOSE TO SYDENHAM HIGH STREET AND WITH EXCELLENT TRANSPORT LINKS**

Forest Hill | | [foresthill@winkworth.co.uk](mailto:foresthill@winkworth.co.uk)

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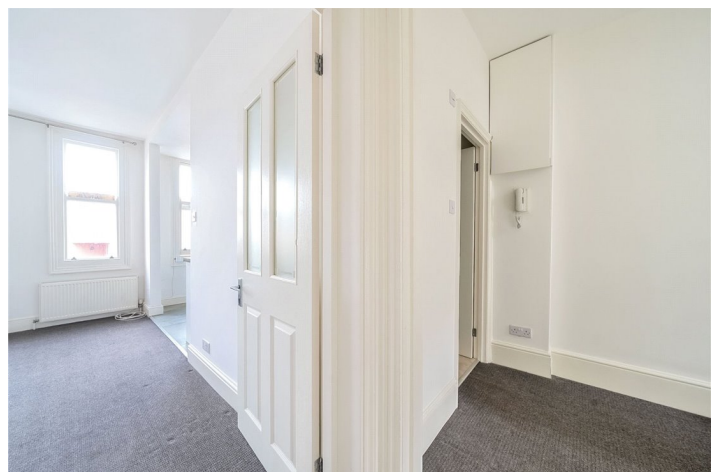
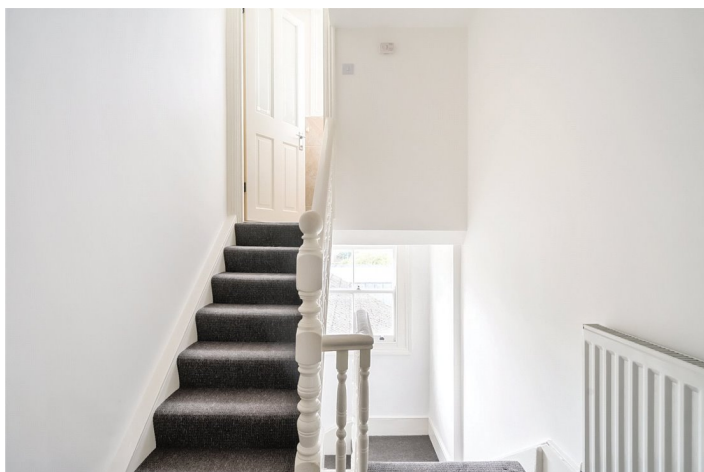
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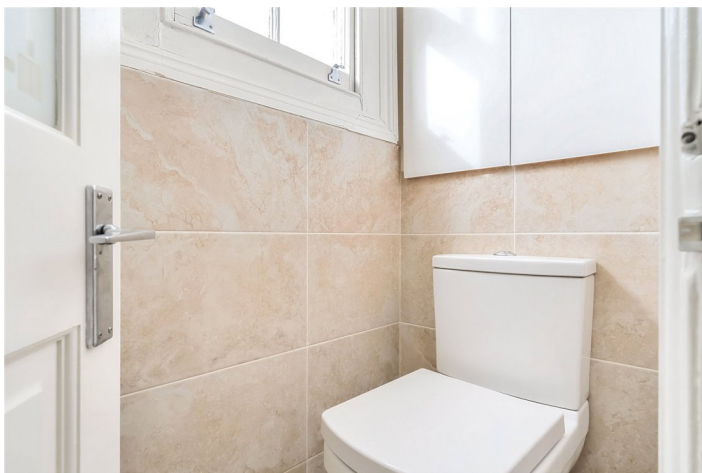
**DESCRIPTION:**

This lovely one-bedroom flat offers an excellent opportunity for first-time buyers or investors alike.



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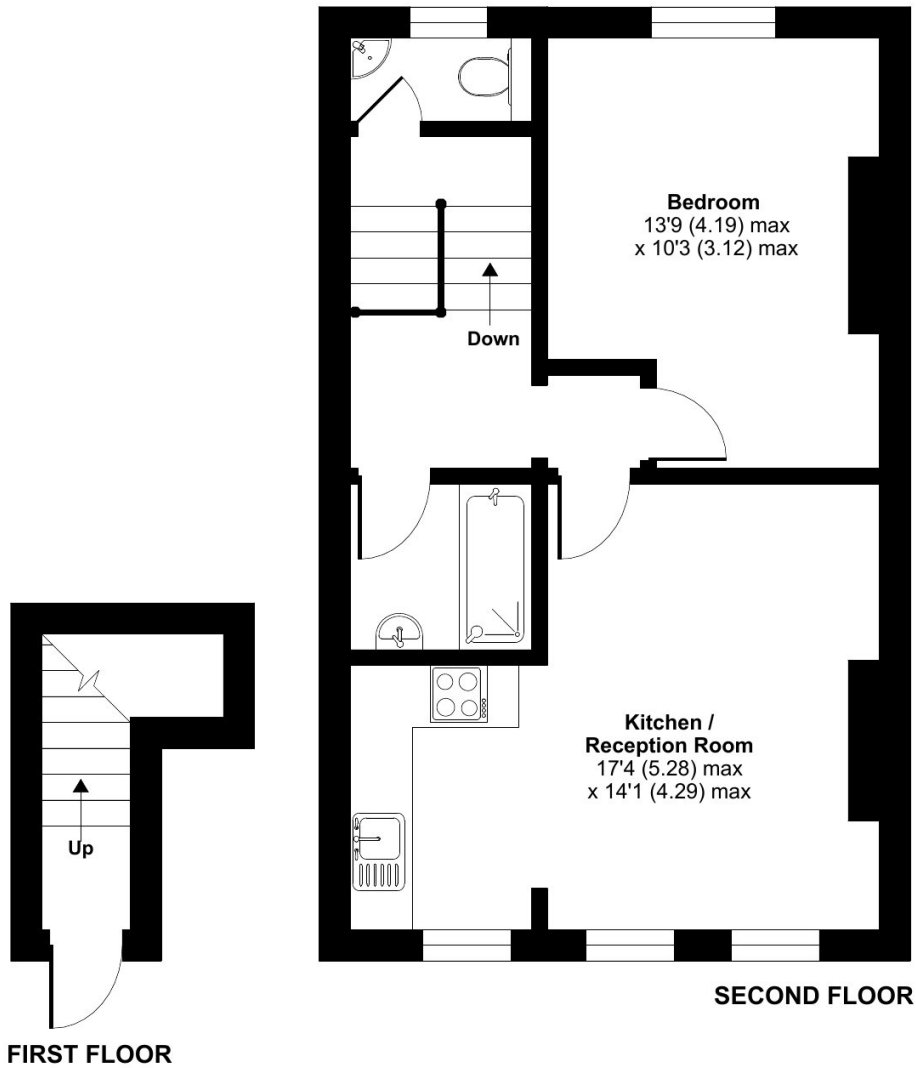
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# Kirkdale, London, SE26

Approximate Area = 521 sq ft / 48.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Winkworth Forest Hill and New Cross. REF: 1202330

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	67
(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	

**COUNCIL TAX- A LOCAL AUTHORITY - LEWISHAM**

**SERVICE CHARGE & GROUND RENT -Approx. £300 P.A**

**LEASE- LEASEHOLD\***

**SERVICES: Mains Electric, Gas, Drainage – Standard and private water.**

**BROADBAND: Standard Broadband Available. Checked on Openreach Oct 2024.**

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