



FLAT 5, HAMLET HOUSE, LONDON ROAD, LONDON, SE23
£375,000 LEASEHOLD

We are pleased to present a beautifully designed residence in the heart of the vibrant SE23 area. This modern flat is perfect for individuals or couples seeking a blend of style, comfort, and convenience.

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DESCRIPTION:

This charming two-bedroom, two-bathroom flat offers modern living in the desirable SE23 area. The flat features spacious rooms filled with natural light and includes a well-equipped kitchen and contemporary bathrooms. The primary bedroom boasts an en suite bathroom, providing added convenience and privacy.



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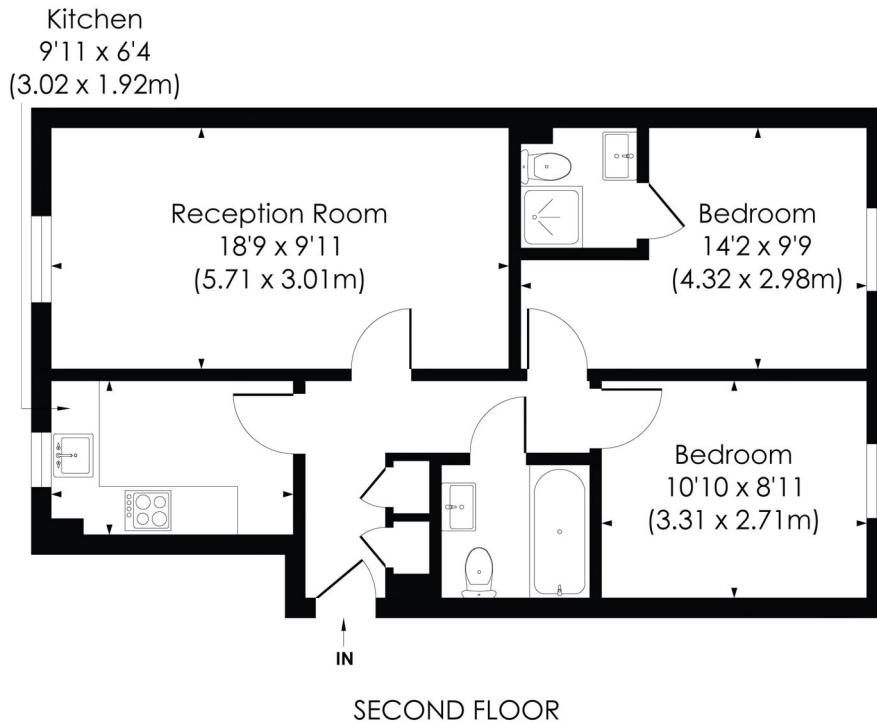


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LONDON ROAD, SE23

Approx. Gross Internal Floor Area
616 Sq. ft/57.25 Sq. m



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PROPERTY MARKETING

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This floor plan has been prepared for illustration purposes only, in accordance with the latest RICS code of measuring and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX- D LOCAL AUTHORITY - Lewisham

SERVICE CHARGE- £3000 P.A. GROUND RENT – £500 P.A.

TENURE- LEASEHOLD LEASE LENGTH -Approx. 103 years left

SERVICES: Mains Electric, Gas, Drainage, Standard water.

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

MOBILE SIGNAL: You are likely to have coverage with all mobile providers

HEATING: Gas Central Heating

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