



Keswick Court SE13  
£350,000

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# In general

- Communal garden
- Private parking
- Separate kitchen
- Second floor
- Excellent transport links
- Close to Laydwell Fields & Hilly Fields
- Close to Ladywell Tavern
- Modern bathroom
- Abundance of natural light

# In detail

A delightful purpose built, fully refurbished two bedroom flat situated in the tight knitted community of Malyons Road.

Boasting around 541sq ft, this two bedroom flat comprises of a modern bathroom which includes a shower bath, a separate fitted kitchen and a spacious living room/dining area.

Further benefits include your own private parking, abundance of natural light and a spacious communal garden which is tended to every week and kept tidy.

Excellent transport links leading directly into Central London within 10 minutes as well as Canary Wharf within 15 minutes. The property is just around the corner from Ladywell Railway Station (0.1 mile), Lewisham Railway Station (0.9 miles) and Crofton Park Station (0.9 miles).

It is also a short distance from local parks such as Ladywell Fields, Hilly Fields and Brockley & Ladywell Cemetery.

It is surrounded by local amenities such as The Larder which is a local deli, Meat Jon a local butcher and the popular Mamma Dough Pizza restaurant. There are also a variety of coffee shops, restaurants, pubs such as Ladywell Tavern and Fox & Firkin and a local Tesco Express along Lewisham High Street.

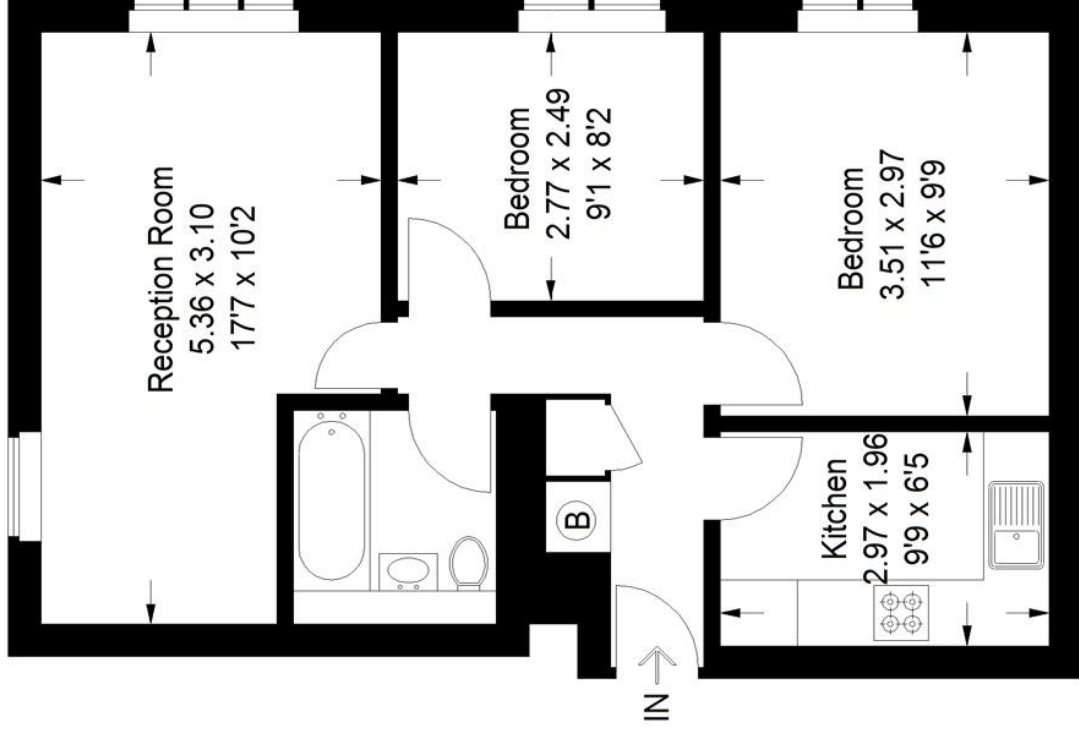
EPC: D | Council Tax Band: C | Lease Term Remaining: 153 years | GR: £38.91 per month | SC: £28.41 per month | Building insurance: 0



# Floorplan

## Malyons Road, SE13

Approximate Gross Internal Area  
50.3 sq m / 541 sq ft



## Second Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	75   C
39-54	E		
21-38	F		
1-20	G		

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