



Malyons Road, SE13
£290,000

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In general

- One double bedroom
- Modern bathroom suite
- Spacious reception room
- Separate kitchen
- Private parking
- Well maintained communal garden
- Close to excellent transport links & local amenities
- Chain free
- Abundance of natural light
- Plenty of storage

In detail

A wonderful purpose built, one bedroom flat situated on the sought after Malyons Road. Offered Chain Free.

In the heart of Ladywell, this property boasts one double bedroom, a modern bathroom suite, a separate fitted kitchen and a spacious living room/dining area. Further benefits include your own private parking, abundance of natural light, plenty of storage and a spacious communal garden which is maintained on a weekly basis.

The area has 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 and 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.

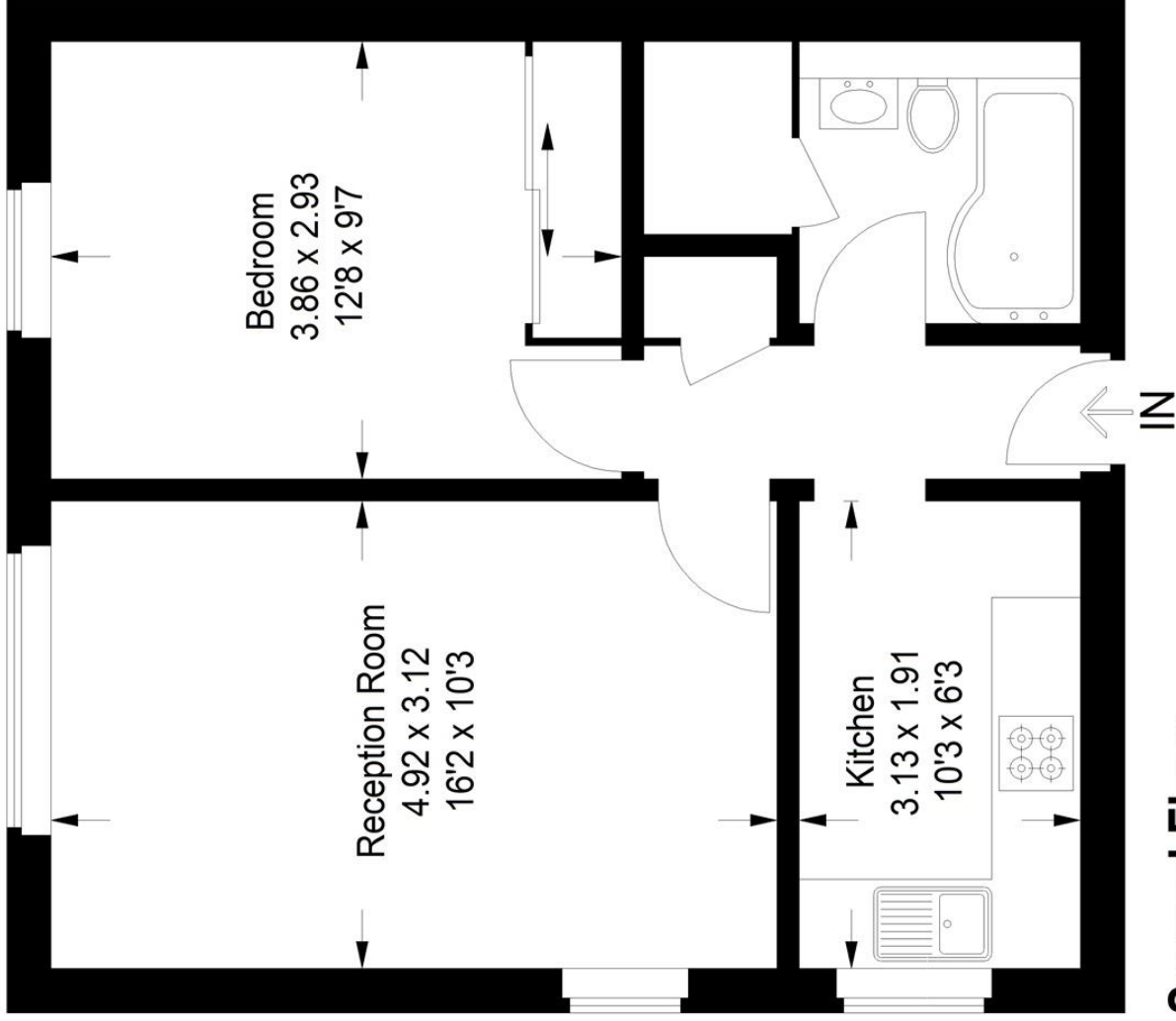
EPC: D | Council Tax Band: B | Term: 152 Years Remaining | SC: £111 pm | GR £100 pa | BI: Incl. in SC



Floorplan

Keswick Court, SE13

Approximate Gross Internal Area
43.6 sq m / 469 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	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

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