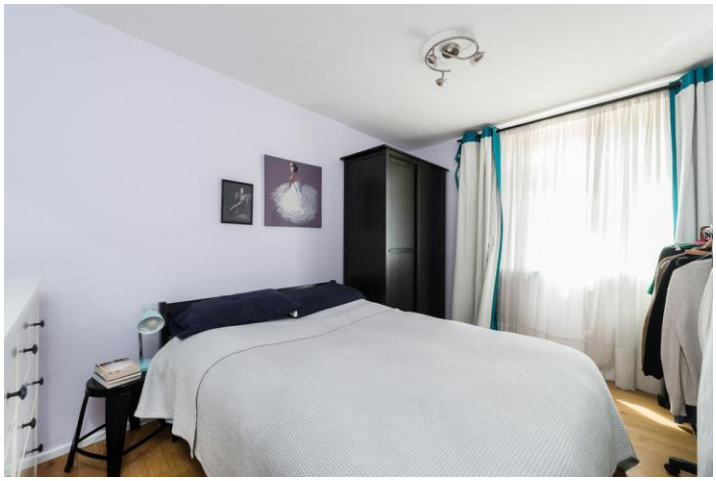
Burnt Ash Hill, Lee, SE12

Guide price £235,000 to £250,000

Bryan&Keegan
ESTATE AGENTS







A smart, spacious and bright one bedroom flat just moment away from Lee station, offering fast links to London. The flat is well presented throughout and in our opinion an ideal first time buy.

- **One bedroom**
- **Excellent condition throughout**
- **Double glazed windows**
- **Long lease**
- **Bright flat**
- **Spacious eat-in kitchen**
- **Close to Lee Station**
- **Allocated private parking**

This excellent first floor flat is a must see for any first time buyer. Comprising a spacious eat-in kitchen, spacious reception room, one double bedroom and one bathroom. Other benefits include, private parking, double glazed windows, and well kept communal areas.

The current owner has redecorated it a very good standard throughout meaning the owner can move straight in fuss free.

The flat is ideally located for the shops, pubs, cafe's and restaurants of Burnt Ash Hill and Burnt Ash Road. The Lord Northbrook pub is a local highlight.

Lee Station is just a five-minute walk which gets you to Cannon Street in 29 minutes, London Bridge in 17 minutes or Charing Cross in 23 minutes.

Leasehold: 97 years remain
Service charge: £470 p/a (approx)
Ground rent: £10





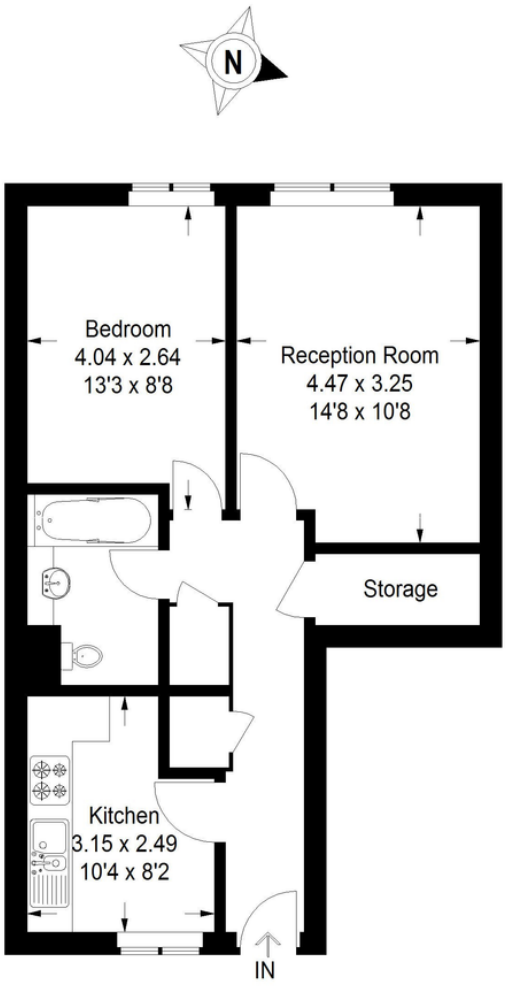






Burnt Ash Hill, SE12

Approximate Gross Internal Area
49.2 sq m / 530 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 361571)

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

190 Hither Green Lane, London, SE13 6QB

Tel: 0208 852 2388
hg@bryanandkeegan.co.uk
www.bryanandkeegan.co.uk

Bryan&Keegan
ESTATE AGENTS