



**Conington Road, Lewisham, SE13**

Asking Price: £290,000

 Benham  
& Reeves



# Conington Road, Lewisham, SE13

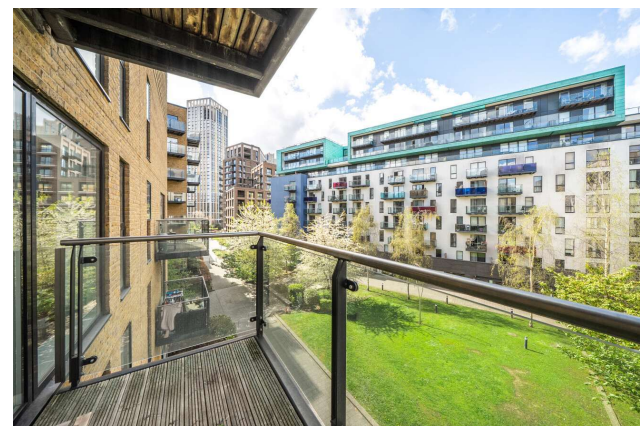
 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious one bedroom apartment located on the second floor of a contemporary purpose-built block, offering approximately 495 square feet of well-designed living space.

The property comprises an open-plan kitchen/reception area with floor-to-ceiling windows that lead to a private south-west facing balcony, providing plenty of natural light. The double bedroom is generously sized and includes ample built-in storage. The modern bathroom features ceramic tiling, a fitted shower cubicle and a heated towel rail. The development benefits from a 24-hour concierge & residents' only gym.

Ideally located near Lewisham DLR and National Rail stations, offering quick and convenient services to Canary Wharf and the City. Elverson Road DLR station is also nearby.

- One Bedroom
- One Bathroom
- 495 Square Feet
- 2nd Floor
- Lewisham station (0.2 miles)
- Elverson Road station (0.2 miles)
- St. John's station (0.4 miles)



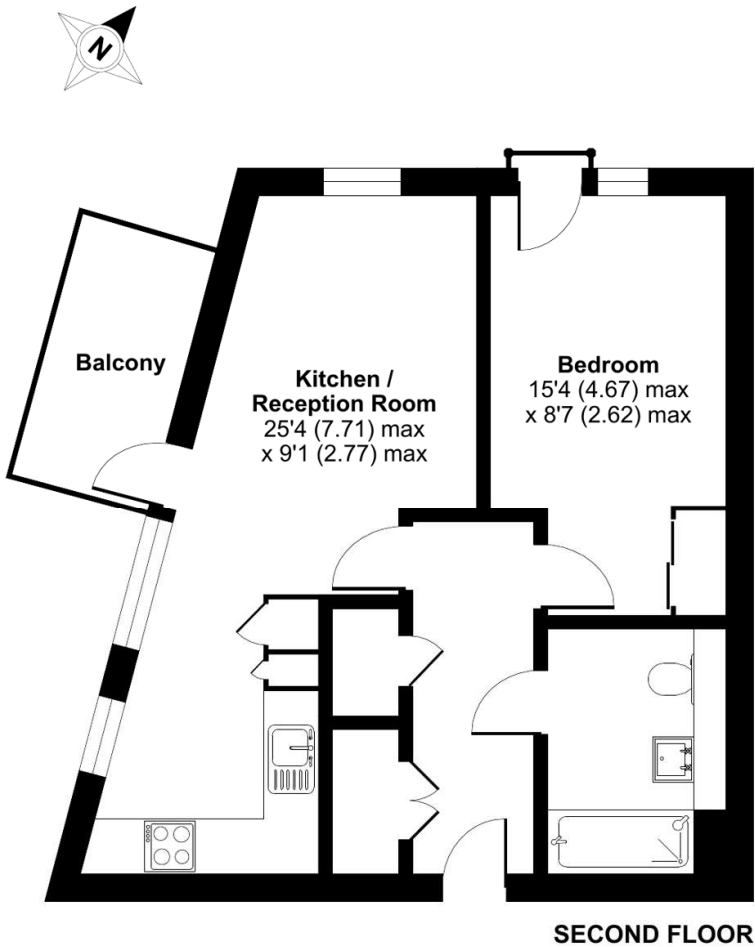



# Conington Road, Lewisham, SE13



Conington Road, London, SE13

Approximate Area = 495 sq ft / 46 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 	

### Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£290,000
Tenure:	Leasehold Expires 31/12/3007 Approximately 982 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2025
Service Charge:	£3,000.00 (per annum) for the year 2025
Anticipated Rent:	£1,750.00 pcm Approx. 7.2% Yield

### Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: KEN240101

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W: [www.benhams.com](http://www.benhams.com)

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

