



Brick Kiln One, Station Road, Lewisham, SE13

Asking Price: £450,000

 Benham
& Reeves

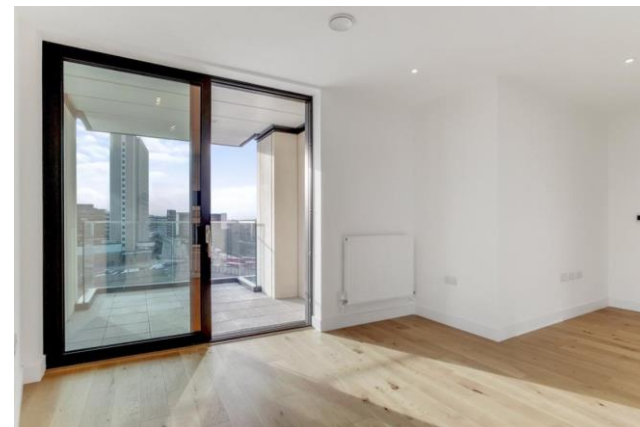
Brick Kiln One, Station Road, Lewisham, SE13

 2 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern two bedroom apartment located within the heart of Lewisham. Brick Kiln One is the centre of modern living with everything residents need on their doorstep. Situated on the 6th floor and spanning an approximate 695 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen with integrated appliances. A well-proportioned double bedroom and a modern 3-piece family bathroom. Additional benefits include wooden flooring in the living room. The flat also benefits from additional storage.

The apartment building is accessed via entry phone/fob and the lift and stairs require a security fob to enter the development, making them very secure for the building residents.

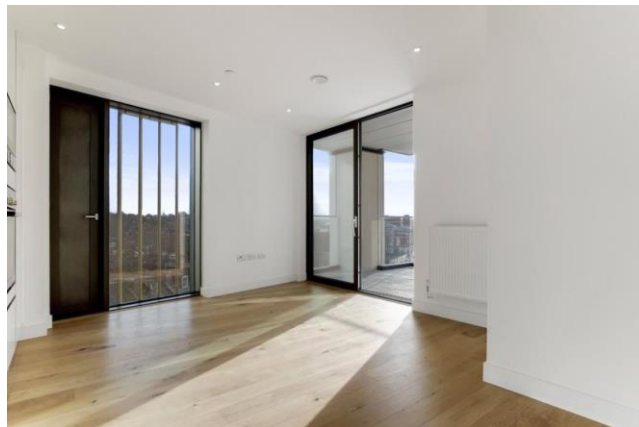
Brick Kiln, is situated within the heart of Lewisham, with amazing transport links, as both the mainline station is a very short walk as well as the DLR station. Both these can provide fast trains into London Bridge in 8 mins and into Canary Wharf taking approximately 20 minutes. Local amenities include a supermarket within a couple of minutes' walk as well as local shops and restaurants and the well renowned market selling heritage and artisan goods.



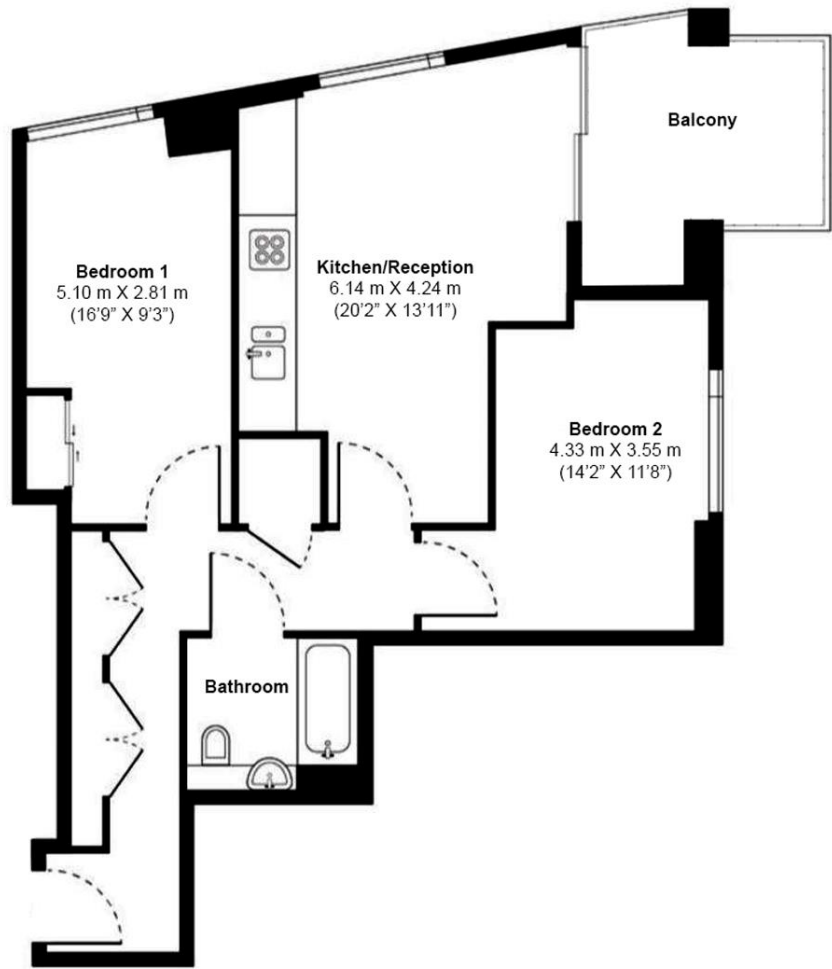


Property Features:

- Two Bedrooms
- 6th Floor
- 695 Square Feet (Approx.)
- Open Plan Kitchen
- Balcony
- Communal Roof Terrace
- Sky Garden with 360 Degree Views
- Lewisham Station
- DLR



6th Floor
Total Gross Internal Area
64.65 Sq/m - 695.8 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Terms & Conditions:

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

Asking Price:	£450,000
Tenure:	Leasehold Expires 19/12/2033 Approximately 10 Years Remaining
Ground Rent:	£375.00 (per annum) for the year 2024
Service Charge:	£3,800.00 (per annum) for the year 2024
Anticipated Rent:	£2,000.00 pcm Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our Woolwich Office.

Our reference: CWH230377

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E: woolwich.sales@benhams.com
W: www.benhams.com

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