

Armoury Road, London, SE8

Asking Price: £310,000

MANN













Well presented, one-bedroom ground floor apartment offered to market chain free. Positioned within a highly desirable and well-maintained cul-de-sac development, this attractive ground floor apartment presents an excellent opportunity for first-time buyers, professionals and investors alike.

The property offers a bright and spacious reception room with a semi-open-plan design flowing seamlessly into a modern kitchen, creating an inviting living space ideal for both relaxing and entertaining. A generous double bedroom, modern bathroom, tasteful decor throughout, electric heating and an intercom entry system further enhance the appeal of this superb home.

Additional benefits include off-street parking, low service charges and a chain-free sale, allowing for a smooth and straightforward purchase.

Ideally located just a short walk from Deptford Bridge DLR Station, the property offers exceptional transport links, with Canary Wharf reachable in approximately 15 minutes with further excellent connections into the City and Central London. Major road networks also provide convenient access to Kent and the surrounding countryside.

Situated between the vibrant and ever-evolving neighbourhoods of Deptford and Lewisham, residents can enjoy an excellent choice of cafes, restaurants and independent boutiques, making this an outstanding location in which to live.







Ground Floor

Total floor area 40.2 m² (433 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

MANN





Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 020 8318 1135
E: lewisham@manncountrywide.co.uk
171 Lewisham High Street, London, SE13 6AA

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Mann is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: LWM_LWM260272_R6PL_8