

Mount Pleasant Road | Lewisham, London, SE13 6RD

1 1 1 **Guide Price £250,000 - £275,000** **Leasehold**

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Mount Pleasant Road,
Lewisham

Situated on the popular Mount Pleasant Road in Lewisham, this well-presented one-bedroom flat offers bright and comfortable accommodation, making it an excellent choice for first-time buyers, professionals or those looking for a conveniently located London home.

The property features a welcoming reception room, offering plenty of space for both relaxing and dining, with large windows allowing an abundance of natural light to fill the room. There is a separate modern fitted kitchen, finished with contemporary white units, contrasting worktops and a range of integrated and freestanding appliances.

The accommodation also includes a well-proportioned double bedroom and a fitted bathroom with a white three-piece suite and shower over the bath. Neutral décor throughout creates a fresh and inviting feel, while attractive window shutters add character to the living spaces.

Mount Pleasant Road is conveniently positioned for the excellent amenities of Lewisham, Ladywell and Hither Green, with a good selection of shops, supermarkets, cafés, restaurants and everyday services within easy reach. Green spaces including Lewisham Park, Ladywell Fields and Mountsfield Park are also nearby.

Transport connections are particularly convenient, with Ladywell, Hither Green and Lewisham stations all accessible from the property. Ladywell Station provides rail services towards Central London, while Lewisham station offers both mainline rail and DLR connections, providing easy access to London Bridge, Canary Wharf, the City and surrounding areas. A comprehensive network of local bus routes further enhances the area's excellent connectivity.

Combining a bright interior, practical accommodation and excellent transport links, this attractive one-bedroom flat offers a fantastic opportunity to enjoy everything this popular part of Lewisham has to offer.









Interior

ENTRANCE HALL: Entrance door, laminated wood floor.

RECEPTION ROOM: 4.17m x 3.10m (13'8" x 10'2") Two original sash windows to front, laminated wood floor, radiator.

KITCHEN: 3.40m x 2.18m (11'2" x 7'2") Double glazed window to rear, range of modern wall and base unit, integrated gas hob, electric oven and extractor fan, stainless steel sink unit with mixer tap, plumbed for washing machine, storage cupboard, wall mounted boiler, fully tiled floor.

BEDROOM: 4.27m x 2.29m (14' x 7'6") Original sash window to front, fully fitted carpet, radiator.

BATHROOM: 2.56m x 1.45m (8'5" x 4'9") Double glazed window to side, panel enclosed bath with shower attachment, low level WC, wash hand basin, tiled splash back and fully tiled floor, heated towel rail.

Leasehold Information

Length of Lease: 125 years from 6 February 2020*

Time remaining on lease: 118 Years*

Ground Rent: £150 per year

Service Charge: £3,181 per year*

(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band B

EPC Rating: C





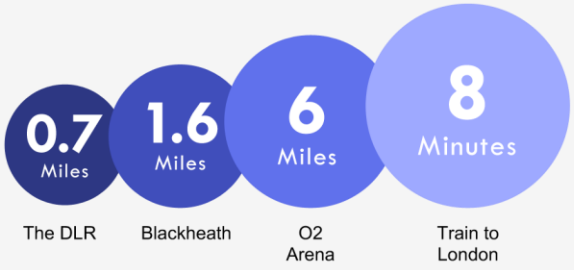




Property Location

Mount Pleasant Road, Lewisham, London, SE13 6RD





*All distances from branch postcode. Train time from nearest station.

Location

While Lewisham offers excellent transport links - including mainline trains and the DLR for swift access to central London - it's also a vibrant destination in its own right. The town boasts a bustling indoor shopping centre, a lively daily street market, and an impressive variety of restaurants offering global cuisine. You'll also find an abundance of green spaces, perfect for weekend strolls or family outings.

Families are well catered for, with a wide choice of well-regarded state primary and secondary schools, along with respected independent options. Just next door, the charming village of Blackheath adds another layer of appeal with its boutique shops, stylish bars, and fine dining establishments.

Property Features

- One Bedroom Flat
- Bright & Spacious Reception Room
- Separate Modern Fitted Kitchen and Fitted Three-Piece Bathroom Suite
- Popular Mount Pleasant Road Location
- Excellent Local Shops, Cafés & Amenities
- Easy Access to Lewisham Park, Ladywell Fields & Mountsfield Park
- Excellent Transport Links - Convenient for Ladywell, Hither Green & Lewisham Stations
- Ideal for First-Time Buyers & Professionals
- Total floor area 38m²= 409ft² (guidance only)



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