

College Park Close | London, SE13 5HA

0 | 1 | 1 | Asking Price £130,000 | Leasehold

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College Park Close, London

Robinson Jackson are pleased to present this characterful studio flat, situated on College Park Close in Lewisham, within an attractive period building.

The accommodation offers a bright and versatile studio living space, enhanced by high ceilings, traditional wooden detailing and a useful mezzanine sleeping area, helping to maximise the available floor space. The property also benefits from a separate fitted kitchen, a bathroom with a three-piece suite, built-in storage and additional shelving.

The impressive communal entrance retains plenty of period character, with an attractive staircase, decorative detailing and high ceilings adding to the charm of the building.

College Park Close is well positioned for access to the wide range of shops, supermarkets, cafés, restaurants and everyday amenities available throughout Lewisham. The area also offers convenient access to local green spaces and neighbouring areas including Brockley, Ladywell and Hither Green.

For commuters, Lewisham Station provides National Rail and DLR services, offering convenient connections towards London Bridge, Canary Wharf and central London. A good selection of local bus routes also serves the surrounding area, making this a well-connected location.

With its mezzanine sleeping area, period character and convenient Lewisham location, this studio flat could make an excellent choice for first time buyers, professionals or investors. CHAIN FREE!









Interior

ENTRANCE HALL: Entrance door, built in wardrobe with sliding doors, fitted carpet, spotlights, electric radiator, access to all rooms.

STUDIO: 4.21m x 2.36m (13'10" x 7'9") Sash window, fitted carpet, stairs to mezzanine, spotlights, covings, phone entry system, electric radiator, access to kitchen.

KITCHEN: 1.70m x 1.40m (5'7" x 4'7") Sash window, range of wall and base units, integrated electric oven and hob with extractor hood over, sink with mixer tap, plumbed for washing machine, space for fridge freezer, tiled splash back, covings.

BATHROOM: 1.70m x 1.40m (5'7" x 4'7") Panel enclosed bath with electric shower over and shower screen, pedestal wash hand basin, low level w.c., partly tiled walls and tiled floor.

Leasehold Information

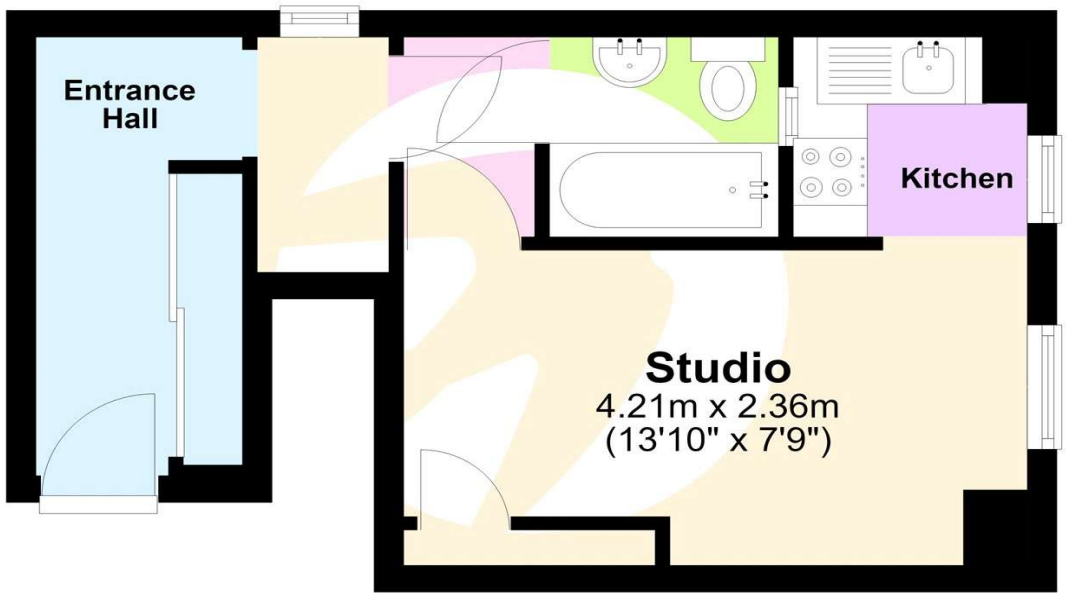
Length of Lease: 125 years from 25 December 2006*
Time remaining on lease: Approx. 105 years *
Service Charge: TBC*
Ground Rent: TBC*
(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band C
EPC Rating: TBC

There are no allocated parking arrangements; however, there is the possibility of obtaining a residents' parking permit (Zone B) for on-street parking.

Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale.
Measurements are approximate.

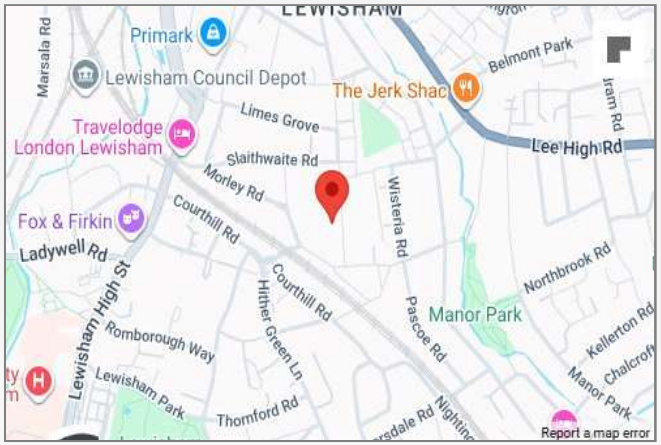


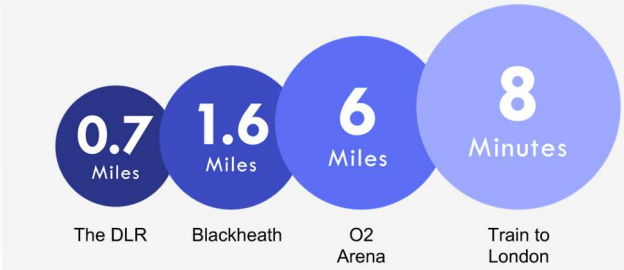




Property Location

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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

- CHAIN FREE Studio Flat
- Mezzanine Sleeping Area
- Separate Fitted Kitchen
- Three Piece Bathroom Suite
- Impressive Communal Entrance
- High Ceilings & Period Features
- Close to Local Shops, Cafés & Amenities
- Convenient for Lewisham Station
- Ideal for First-Time Buyers, Professionals or Investors
- Total floor area: 28m²= 301ft² (guidance only)



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