

Pascoe Road | London, SE13 5JE

1 | 1 | 1 | **Guide Price £270,000** | **Leasehold**

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Pascoe Road, London

Situated on Pascoe Road in Hither Green, this well proportioned one bedroom flat offers bright and comfortable accommodation, making it an ideal choice for first time buyers, professionals or investors.

The property features a generously sized reception room with a bay window providing plenty of natural light and ample space for both living and dining areas. There is a separate modern fitted kitchen with a range of white units, contrasting work surfaces and integrated cooking facilities.

The double bedroom benefits from a range of fitted wardrobes and additional built in storage, while the bathroom is fitted with a white three piece suite including a bath with shower over. A welcoming entrance hallway provides access to the accommodation and further enhances the practical layout.

Pascoe Road is conveniently positioned for the amenities of Hither Green and Lewisham, with a good selection of local shops, cafés and everyday conveniences nearby. Hither Green Station provides regular rail services into central London, including London Bridge, while Lewisham Station offers additional National Rail and DLR connections. The area also benefits from several green spaces, including Mountsfield Park, making it a great location for those looking for a balance of transport links and outdoor space.









Interior

ENTRANCE HALL: Entrance door, wood style laminate floor, entry phone system, radiator, access to all rooms.

RECEPTION ROOM: 5.50m x 3.25m (18'1" x 10'8") Sash bay window to the front, fitted carpet, radiator.

KITCHEN: 3.73m x 1.76m (12'3" x 5'9") Double glazed window to the rear, range of wall and base unis with work tops above, breakfast bar, integrated electric oven and gas hob with extractor hood over, built in fridge freezer, sink with mixer tap, cupboard housing wall mounted boiler, integrated dishwasher and washing machine, tiled splash back and tiled floor, radiator.

BEDROOM: 3.78m x 2.85m (12'5" x 9'4") Double glazed window to the rear, wood style laminate floor, built in wardrobes, radiator.

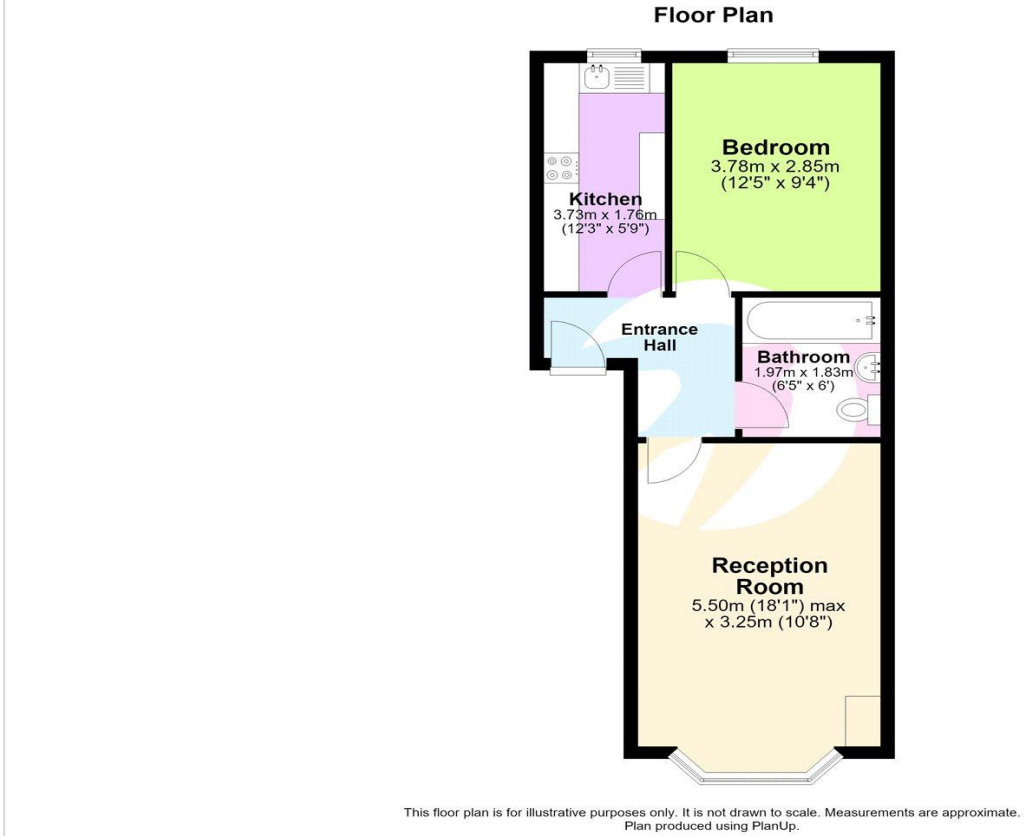
BATHROOM: 1.97m x 1.83m (6'6" x 6') Panel enclosed bath with shower attachment, pedestal wash hand basin with mono taps, low level w.c., partly tiled walls and vinyl floor

Leasehold Information

Length of Lease: 189 years from 12 July 1990*
Time remaining on lease: Approx. 152 years*
Service Charge and Ground Rent: £2,500 per year*
(*to be verified by Vendors Solicitor)

Additional Information

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



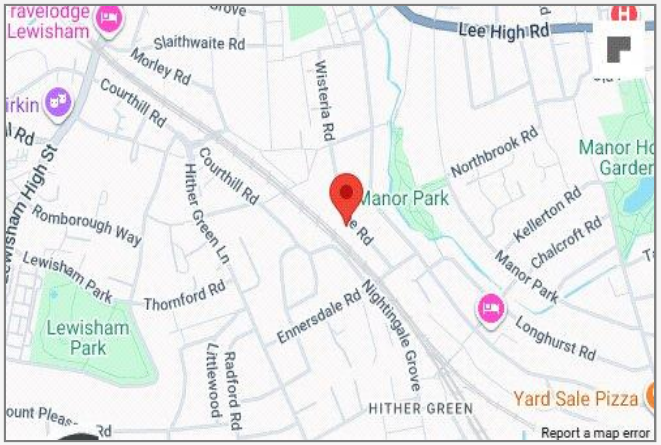


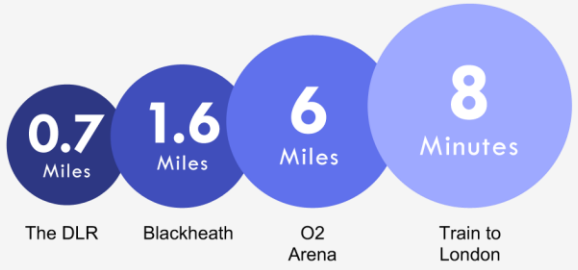




Property Location

Pascoe Road, London, SE13 5JE





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

Location

Set in the ever popular and leafy Hither Green area, this property benefits from a strong community feel, excellent transport links, and access to some of the capital's top rated primary schools - making it a favourite among families and professionals alike.

Commuters are well served with three main train lines offering swift journeys to Central London in as little as 10 minutes. For those working in Canary Wharf or the City, connections via the DLR from nearby Lewisham Station - just a 4-minute train ride away - make travel seamless.

Nature lovers will also appreciate being just moments from two exceptional green spaces: the tranquil Manor House Gardens and the expansive Mountsfield Park, one of London's finest open areas and home to the popular annual People's Day festival.

Property Features

- CHAIN FREE One Bedroom Flat
- Spacious & Bright Reception Room
- Separate Modern Fitted Kitchen
- Generous Double Bedroom
- Bathroom with Three-Piece Suite
- Well-Proportioned Accommodation Throughout
- Close to Local Shops, Cafés & Amenities
- Excellent Links to London Bridge & Central London
- Close to Mountsfield Park & Local Green Spaces
- Total Floor Area: 45m²= 484ft² (guidance only)



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