

Oakwood Close | London, SE13 6UP

3 | 1 | 1 | **Guide Price £375,000 - £400,000** | **Leasehold**

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Oakwood Close, London

A spacious three-bedroom ground-floor apartment located within the popular Meridian Development in Hither Green. This well-presented home offers generous and practical accommodation, ideal for families or professionals alike.

The property features a bright open-plan living room and fully fitted kitchen, creating a welcoming space for everyday living and entertaining. There are three well-proportioned bedrooms, a family bathroom, and a separate WC, adding convenience for busy households. Further benefits include two private balconies — one accessed from the main bedroom — double glazing throughout, ample built-in storage, and an allocated parking space.

Ideally situated for excellent transport links, Hither Green station is just a five-minute walk away, providing easy access into central London. The apartment is also close to Mountsfield Park, well-regarded local schools, and a wide range of local amenities, making this an excellent location for both comfort and convenience.









Interior

ENTRANCE HALL: Entrance door, two built in storage cupboards, wood style laminate floor, access to all rooms.

LOUNGE/DINER: 3.99m x 5.34m (13'1" x 17'6") Double glazed sliding doors to the front, wood style laminate floor, electric radiator, open to kitchen.

KITCHEN: 2.90m x 2.88m (9'6" x 9'5") Range of wall and base units with work tops above, integrated oven and hob with extractor hood over, space for dishwasher, plumbed for washing machine, stainless steel sink with mixer tap, space for fridge freezer, tiled splash back, vinyl floor.

BEDROOM 1: 5.42m x 2.97m (17'9" x 9'9") Double glazed sliding doors to the front and the side, fully fitted carpet, electric radiator, bult in wardrobe.

BEDROOM 2: 4.06m x 2.56m (13'4" x 8'5") Double glazed window to the side, fully fitted carpet, electric radiator.

BEDROOM 3: 2.40m x 2.50m (7'10" x 8'2") Double glazed window to the front, fully fitted carpet, electric radiator.

BATHROOM: 2.04m x 1.66m (6'8" x 5'5") Panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., partly tiled walls and vinyl floor, electric heated towel rail.

W.C.: 1.71m x 0.87m (5'7" x 2'10") Pedestal wash hand basin, tiled splash back, low level w.c., vinyl floor.

Exterior

BALCONY: 2.45m x 0.96m (8' x 3'2") Paved, to the front.

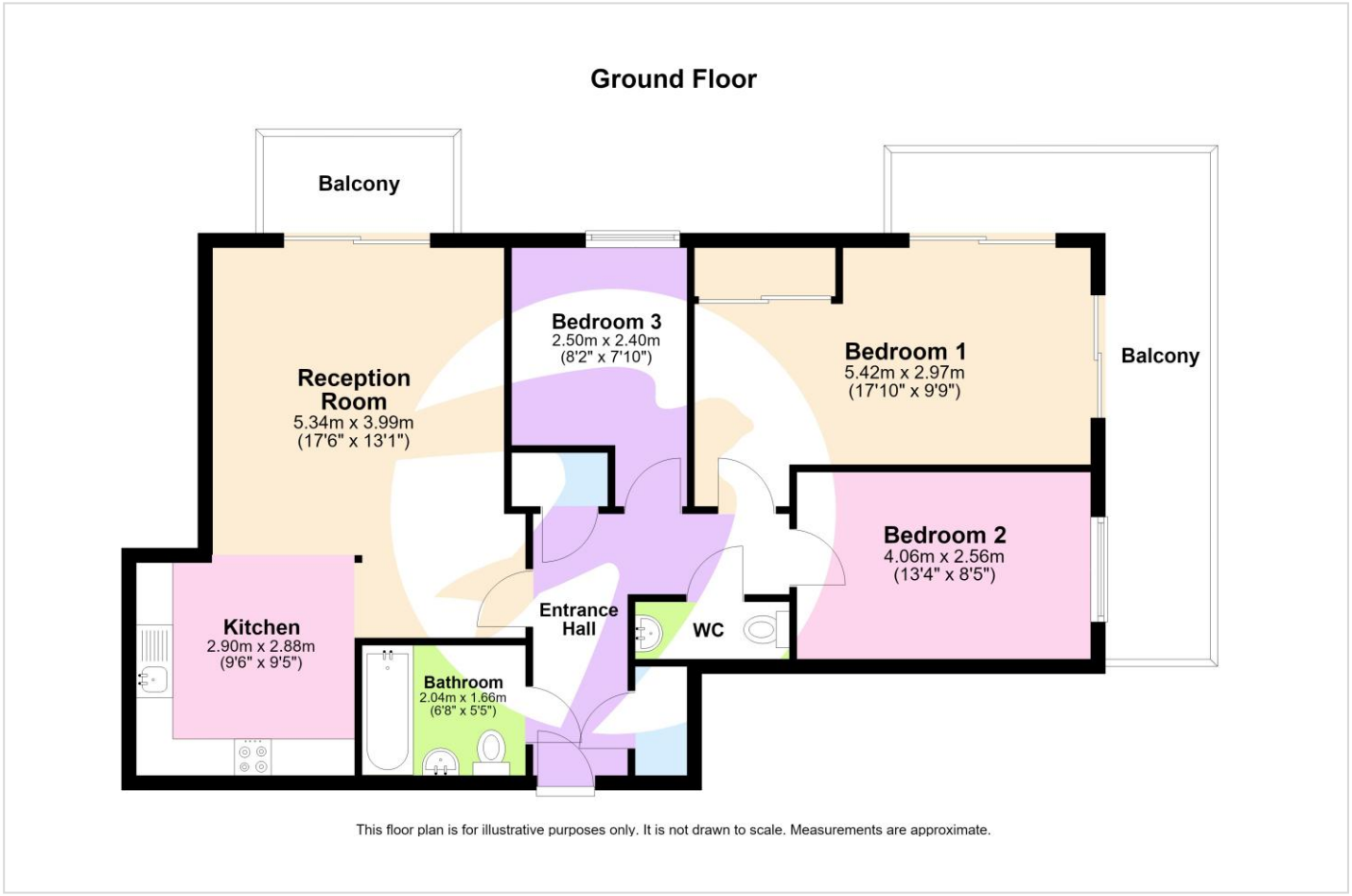
BALCONY: 1.73m x 7.03m (5'8" x 23'1") Wrapped, paved, to the front and the side.

Leasehold Information

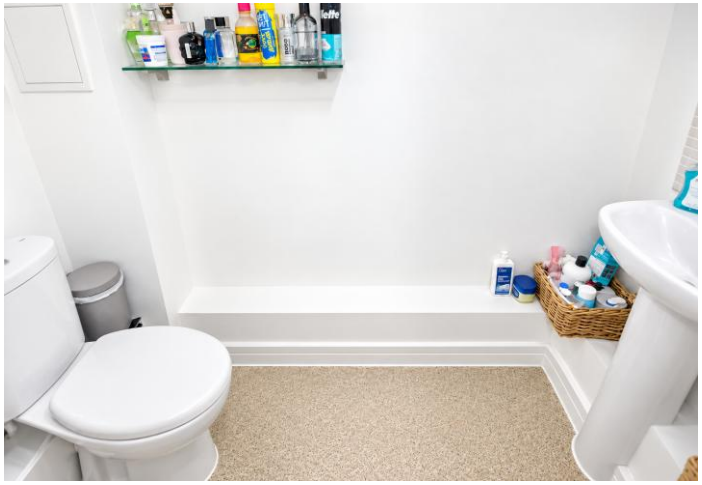
Length of Lease: 125 years (less 5 days) from 25 March 2003*
Time remaining on lease: Approx. 101 years*
Service Charge: £4,380 per year (include water)*
Ground Rent: £200 per year*
(*to be verified by Vendors Solicitor)

Additional Information

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



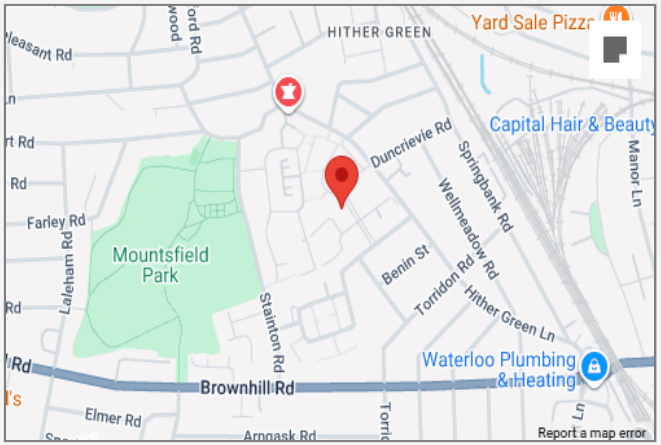


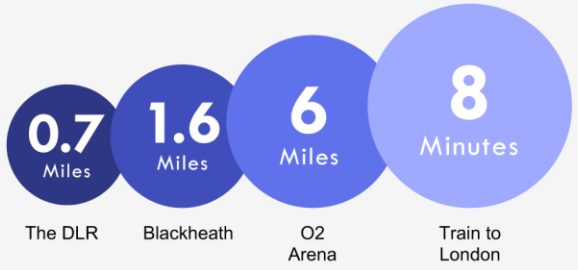




Property Location

Oakwood Close, London, SE13 6UP





*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

- Three-bedroom ground-floor apartment
- Spacious open-plan living room and fully fitted kitchen
- Family bathroom plus separate WC
- Two private balconies, one accessed from the main bedroom
- Double glazed throughout
- Ample storage space
- Allocated parking space
- Excellent transport links
- Near local schools and amenities
- Total floor area: 85m²= 915ft² (guidance only)



These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.