

Waterside Court | Weardale Road, London, SE13 5PZ

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Asking Price £325,000

Leasehold

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Waterside Court, Weardale Road

This beautifully presented two-bedroom ground-floor flat offers bright, spacious and well-proportioned accommodation, complemented by two bathrooms, including an en-suite, a private balcony and the added benefit of secure gated off-street parking.

The property boasts a generous reception and dining room, featuring attractive wood-effect flooring and plenty of natural light. French doors provide direct access to a private balcony, offering a delightful outdoor space to relax and unwind. The separate fitted kitchen offers an excellent range of wooden wall and base units, ample worktop space and integrated cooking appliances.

Both bedrooms are well-proportioned and offer versatile accommodation, ideal for couples, small families or those working from home. The main bedroom benefits from a modern en-suite shower room, while a separate family bathroom provides additional convenience. The property also offers useful storage throughout.

Externally, the property benefits from a private balcony accessed directly from the reception room, along with secure gated off-street parking, a particularly desirable feature in this convenient London location.

Ideally situated on Weardale Road in Lewisham, the property enjoys easy access to a variety of local shops, supermarkets, cafés and restaurants, with Lewisham Shopping Centre and the vibrant amenities of nearby Blackheath and Greenwich also within easy reach.

The area is well served by excellent transport connections, with nearby Hither Green Station offering regular services into Central London, while Lewisham Station provides National Rail connections towards London Bridge, Cannon Street, Charing Cross and Waterloo East, alongside DLR services offering convenient access to Canary Wharf, Greenwich and Bank.

For those who enjoy outdoor spaces, the beautiful Greenwich Park, Blackheath Common and Manor House Gardens provide wonderful opportunities for walking, recreation and relaxation.









Interior

ENTRANCE HALL: Entrance door, two built in storage cupboards, entry phone system, covings, radiator, access to the Reception Room, Bathroom and both bedrooms.

RECEPTION ROOM: 5.16m x 3.10m (16'11" x 10'2") Double glazed double doors to the balcony and double glazed windows to the rear and the side, wood style laminate floor, radiator, covings, access to the Kitchen.

KITCHEN: 2.87m x 2.03m (9'5" x 6'8") Double glazed window to the side, range of wall and base units with worktops above, integrated electric oven and gas hob, plumbed for washing machine, stainless steel sink with mixer tap, wall mounted combi boiler, integrated fridge freezer, tiled splash back and tiled floor, spotlights, radiator.

BEDROOM 1: 5.18m x 2.72m (17' x 8'11") Double glazed window, built in wardrobe, fitted carpet, radiator, covings, access to the En-suite.

EN-SUITE: Shower cubicle, low level w.c., wash hand basin with bult in storage underneath, tiled walls and floor, heated towel rail, spotlights.

BEDROOM 2: 4.01m x 1.83m (13'2" x 6') Double glazed window, built in wardrobe with sliding doors, fitted carpet, radiator, covings.

BATHROOM: Panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., partly tiled walls and tiled floor, heated towel rail, spotlights.

Exterior

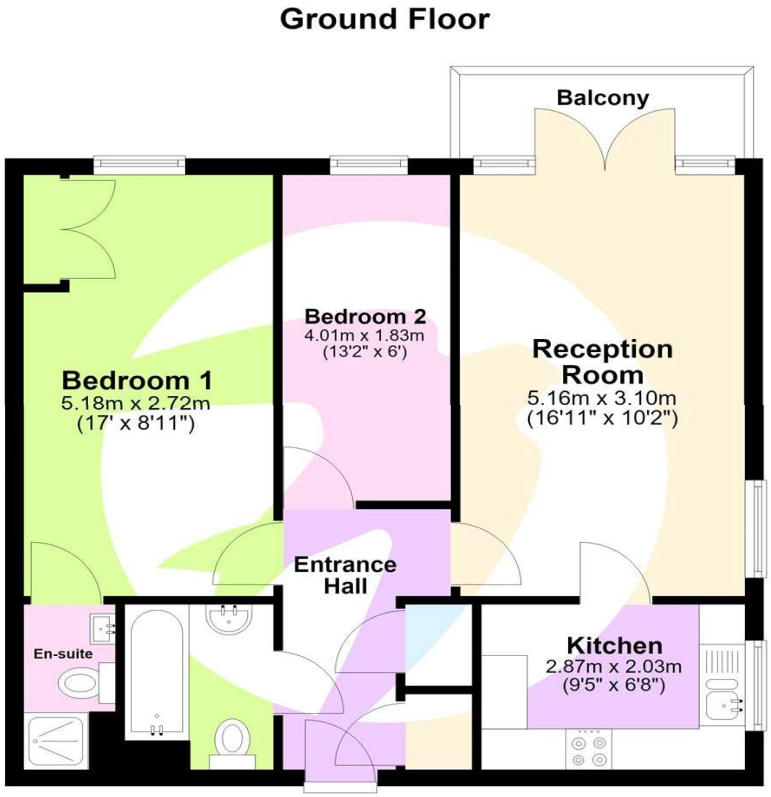
BALCONY

Leasehold Information

Length of Lease: 125 years from 1 March 2000*
Time remaining on lease: Approx. 98 years*
Service Charge: £2,720 per year (include water rates)*
Ground Rent: £253 per year*
(*to be verified by Vendors Solicitor)

Additional Information

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



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



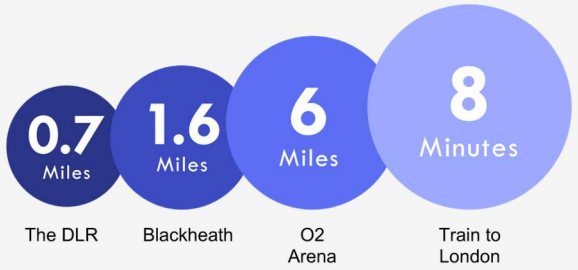




Property Location

Waterside Court, Weardale Road, London, SE13 5PZ





*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

- Two-bedroom ground-floor flat
- Spacious and bright reception/dining room
- Separate fitted kitchen
- Modern family bathroom and en-suite shower room
- Private balcony
- Secure gated off-street parking
- Close to Manor House Gardens, Manor Park and Blackheath
- Convenient for local shops, cafés, restaurants and amenities
- Excellent transport links to Central London and Canary Wharf
- Total Floor Area: 59m²= 635ft² (guidance only)

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