


# **Station Road** | London, SE13 5FL

2 | 1 | 1 | **Asking Price £350,000** | **Leasehold**

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# **Station Road,** London

Situated on the second floor of the sought-after River Mill One development, this beautifully presented two-bedroom apartment offers stylish contemporary living, a private balcony and the convenience of a 24-hour concierge service, all just moments from Lewisham Station. Offered to the market chain free, the property is an ideal choice for first-time buyers, professionals and investors alike.

The apartment boasts a bright and spacious open-plan kitchen and reception room, providing a welcoming setting for both relaxing and entertaining. The sleek, modern kitchen features stylish fitted units, integrated appliances and ample worktop space, while the reception area benefits from large windows allowing plenty of natural light to flow throughout. Direct access to the private balcony provides a delightful outdoor space to enjoy.

The accommodation further comprises two well-proportioned bedrooms and a contemporary family bathroom, finished with modern fittings and a clean, neutral design.

Residents of River Mill One benefit from a 24-hour concierge service and access to a communal roof terrace, offering additional outdoor space to relax and enjoy the surrounding views.

Perfectly positioned in the heart of Lewisham, the development is just a short walk from Lewisham Station, providing excellent National Rail connections to London Bridge, Cannon Street, Charing Cross and Waterloo East, alongside DLR services offering convenient access to Canary Wharf, Greenwich and Bank.

Lewisham Shopping Centre, a variety of supermarkets, independent cafés, restaurants and local amenities are all within easy reach. The vibrant centres of Blackheath and Greenwich are also nearby, offering an excellent selection of boutique shops, popular eateries and green spaces, including Greenwich Park and Blackheath Common.









## Interior

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

**RECEPTION ROOM/KITCHEN:** 6.10m x 5.80m (20' x 19') Double glazed floor to ceiling windows and double glazed sliding doors to the balcony, wood style laminate floor, spotlights, two radiators, open to Kitchen: range of wall and base units with worktops above, sink with mixer tap, integrated oven and hob, plumbed for washing machine, integrated fridge freezer and microwave.

**BEDROOM 1:** 3.60m x 3.30m (11'10" x 10'10") Double glazed floor to ceiling window, fitted carpet, built in wardrobe with sliding doors, radiator.

**BEDROOM 2:** 4.80m x 2.10m (15'9" x 6'11") Double glazed floor to ceiling window, fitted carpet, radiator.

**BATHROOM:** 2.00m x 1.90m (6'7" x 6'3") Panel enclosed bath with shower attachment and shower screen, wash hand basin, low level w.c., heated towel rail, tiled walls and floor, spotlights.

## Exterior

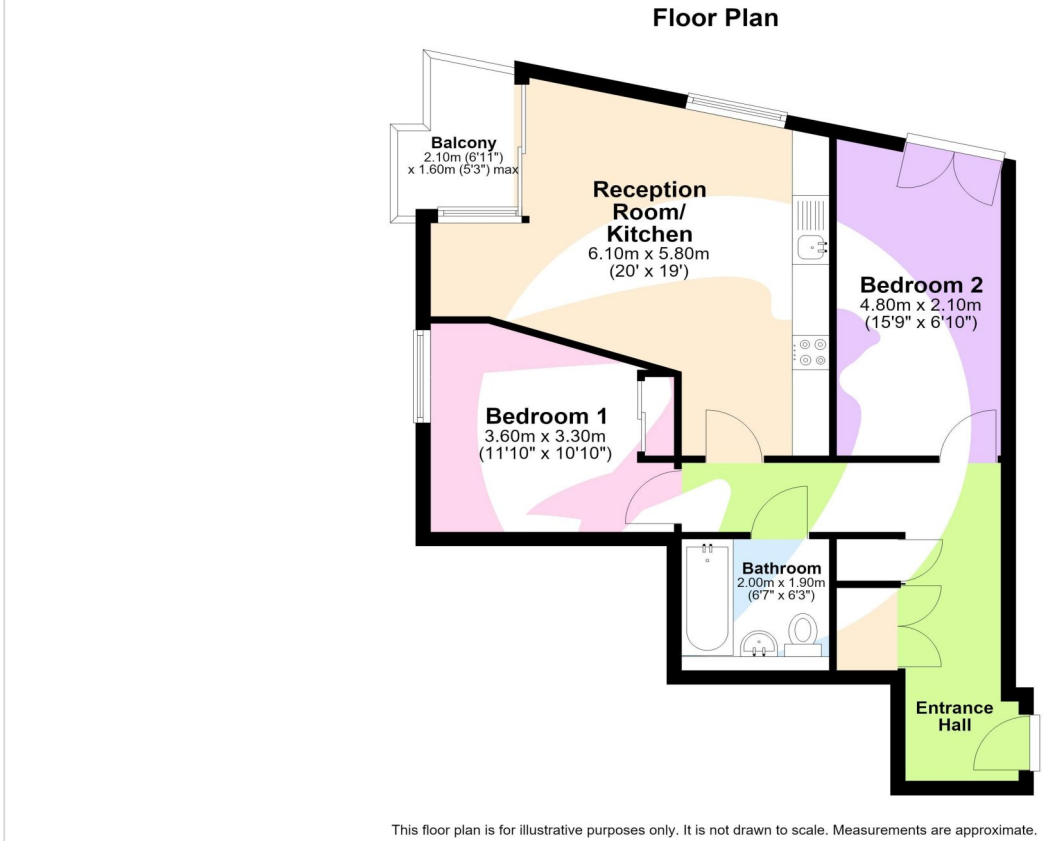
**BALCONY:** 2.10m x 1.60m (6'11" x 5'3") Tiled.

## Leasehold Information

Length of Lease: From and including 13 October 2016 and expiring on 2 May 2264*
Time remaining on lease: Approx. 237 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
EWS1: TBC




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



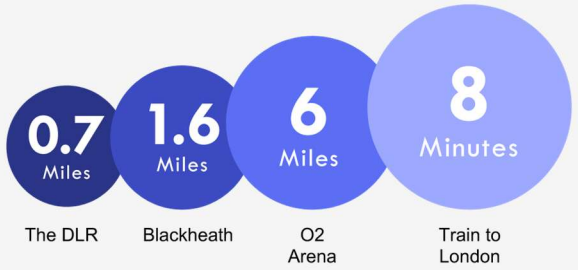




## Property Location

Station Road, London, SE13 5FL




*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

- CHAIN FREE Two Bedroom Second Floor Apartment
- Bright & Spacious Open-Plan Kitchen/Reception Room
- Modern Fitted Kitchen with Integrated Appliances
- Contemporary Family Bathroom
- Private Balcony
- 24-Hour Concierge Service and Communal Roof Terrace
- Excellent Transport Links - Moments from Lewisham Station & DLR
- Walking Distance to Lewisham Shopping Centre
- Ideal for First-Time Buyers & Investors
- Total Floor Area: 62m²= 667ft² (guidance only)

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