

## Lewisham Way, New Cross, SE14 6QD

Guide Price £300,000 - £325,000

A stylish one bedroom apartment; located only a short walk from New Cross Overground and New Cross Gate station offering excellent connections across London.

The apartment features a naturally bright reception room with plenty of space to dine, separate modern kitchen, a generous double bedroom with built-in storage, and well-kept bathroom.

The surrounding area boasts many local amenities such as local restaurants, bars, cafes, local markets, and the greenery of Fordham Park.

Building Insurance - £547.16 per annum

Service Charge - £0

Years On Lease - 88

Annual Ground Rent - £200

Council tax and, where applicable, lease information, service charges and ground rent, property size and floorplan, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Stylish One Bedroom Apartment
- Unique Period Conversion
- Plenty of Storage
- Modern Kitchen
- Good Transport Links
- Close to Local Amenities
- No Service Charge
- Residents Car Parking Permit Available

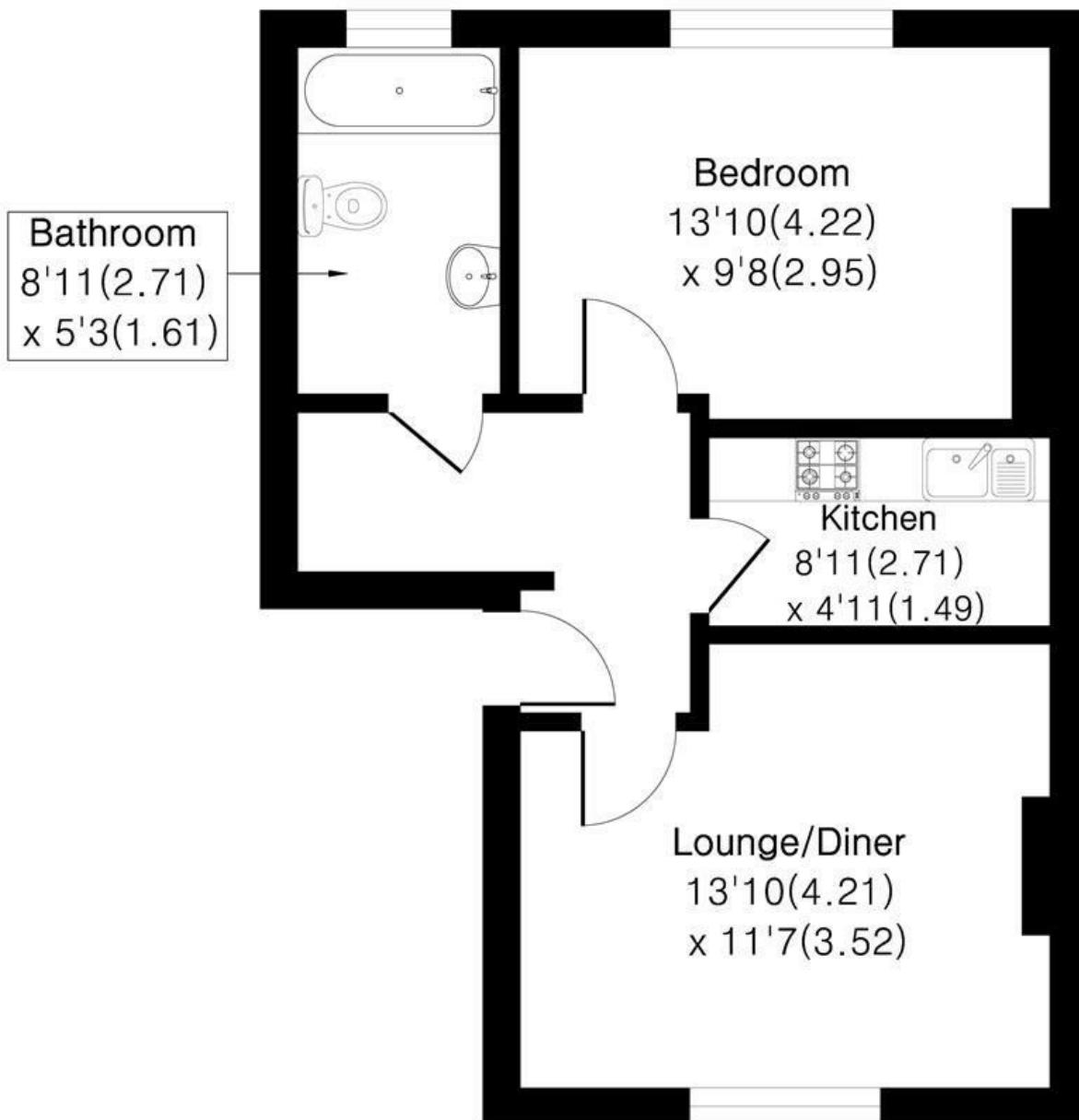
**Alex & Matteo**  
ESTATE AGENTS

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Approximate Area = 454 sq ft / 42.1 sq m



Alex &  
Matteo  
ESTATE AGENTS

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Alex & Matteo Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-80) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	81
EU Directive 2002/91/EC		