



## 21 Sheppard Drive, London, SE16 3EJ

### £320,000 Leasehold



Sheppard Drive, built between 1990 and 1999, offers a perfect blend of modern living and comfort.

As you enter, you are greeted by a spacious reception room, ideal for both relaxation and entertaining guests. The room is filled with natural light, creating a warm and inviting atmosphere. The flat features two well-proportioned bedrooms, providing ample space for rest and personalisation. Whether you are a young professional, a couple, or a small family, these bedrooms offer the perfect sanctuary after a busy day in the city.

The flat also includes a well-appointed bathroom,

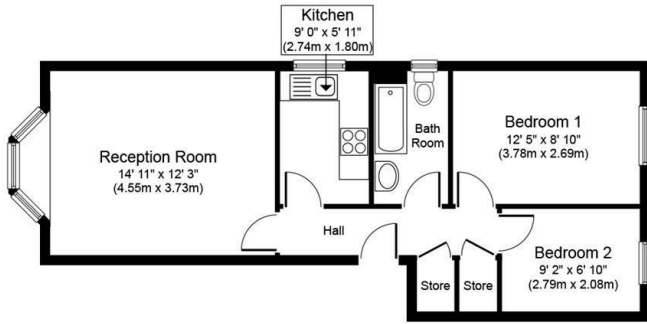
One of the standout features of this property is the availability of parking for one vehicle, a rare find in London, making it an excellent choice for those who require easy access to their car.

Situated in a desirable area, this flat is well-connected to local amenities, public transport, and green spaces, providing a balanced lifestyle, prime location, this property is an excellent opportunity for you to style their own home..

- TWO BEDROOM
- TOP FLOOR
- ALLOCATED PARKING
- CLOSE TO TRANSPORT
- NO ONWARD CHAIN
- GROUND RENT £268.00
- Half-yearly service charge (01/07/2025 – 31/12/2025): £981.89
- REMAINING LEASE 94 YEARS

### Viewing

Please contact our Oppida Estates Ltd Office on 0207 232 2222 if you wish to arrange a viewing appointment for this property or require further information.



Approximate Floor Area  
578 sq. ft.  
(53.5 sq. m.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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