



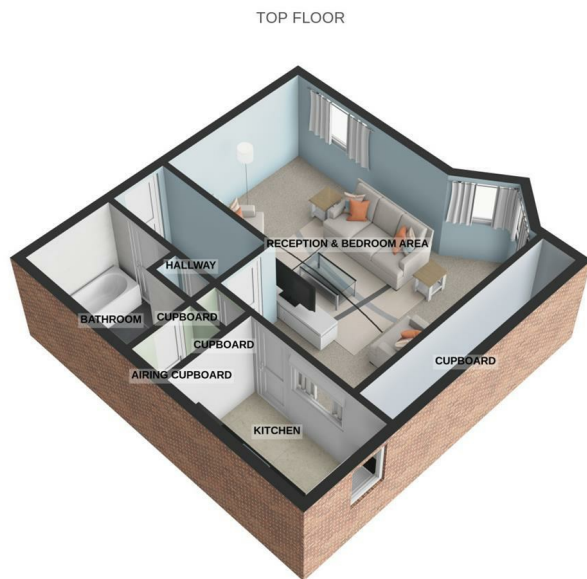
Celestial Gardens, London
£180,000 Leasehold



Parris Residential are delighted to offer this top-floor studio flat with allocated parking space located conveniently for Lewisham South Eastern National Rail Station & Docklands Light Railway. The property is within a gated development and has a video entry system to the block and benefits from having double-glazed windows, fitted cupboards, a built-in oven & hob, and an integrated fridge, plus a washing machine included. Heating is via electric heaters. The open spaces of Blackheath & Greenwich Park are both within easy reach. Local shops, supermarkets, bars and restaurants are all nearby too. The property will make an ideal first-time buy or possible investment opportunity.

Leasehold | EPC: Band D | Council Tax: Lewisham Band B | Years remaining on lease approx 86 years | Service charge £2059.00 P.A. to be verified by solicitors | Ground rent £50.00 P.A. - to be verified by solicitors





TOTAL FLOOR AREA : 355 sq.ft. (33.0 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

Entrance Hall 7'2 x 2'9 (2.18m x 0.84m)

Lounge/ Bedroom open plan 20'9 x 11'8 plus bay max (6.32m x 3.56m plus bay max)

Bathroom 7'2 x 6'0 (2.18m x 1.83m)

allocated parking space



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