

39 Burnt Ash Hill, Lee, London SE12 0AE
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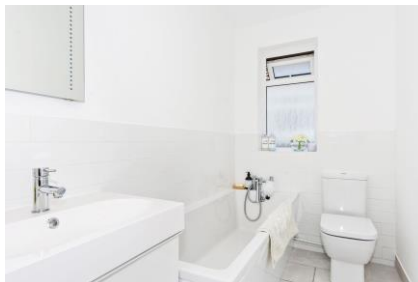
£275,000

Holme Lacey Road, Lee, SE12

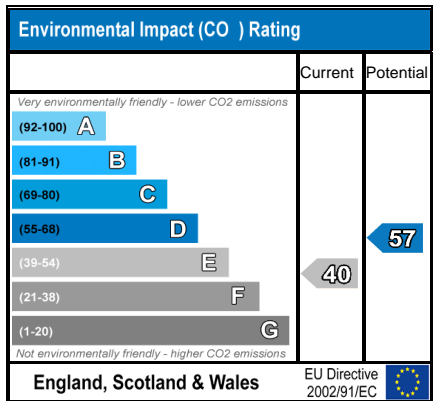
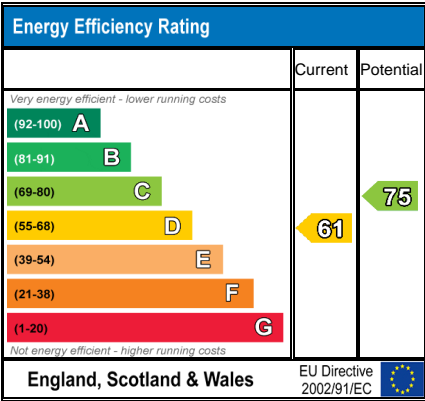


- **WOOD LAMINATE FLOORING**
- **ULTRA MODERN FITTED KITCHEN**
- **MODERN FITTED BATHROOM**
- **BAY WINDOW TO LOUNGE**
- **UNDERFLOOR HEATING**
- **SHARE OF FREEHOLD**
- **APPROX 200m FROM LEE STATION (ZONE 3)**
- **SMALL BLOCK OF ONLY FOUR FLATS**
- **COMMUNAL GARDEN**
- **OFF STREET PARKING**

Absolutely stunning one bedroom flat found approximately 200 metres from Lee Station & offered with a share of freehold, off street parking & use of a south facing communal garden shared with only 3 other flats.



Holme Lacey Road, Lee, SE12



VIEWING BY APPOINTMENT WITH AGENTS AVON PROPERTY
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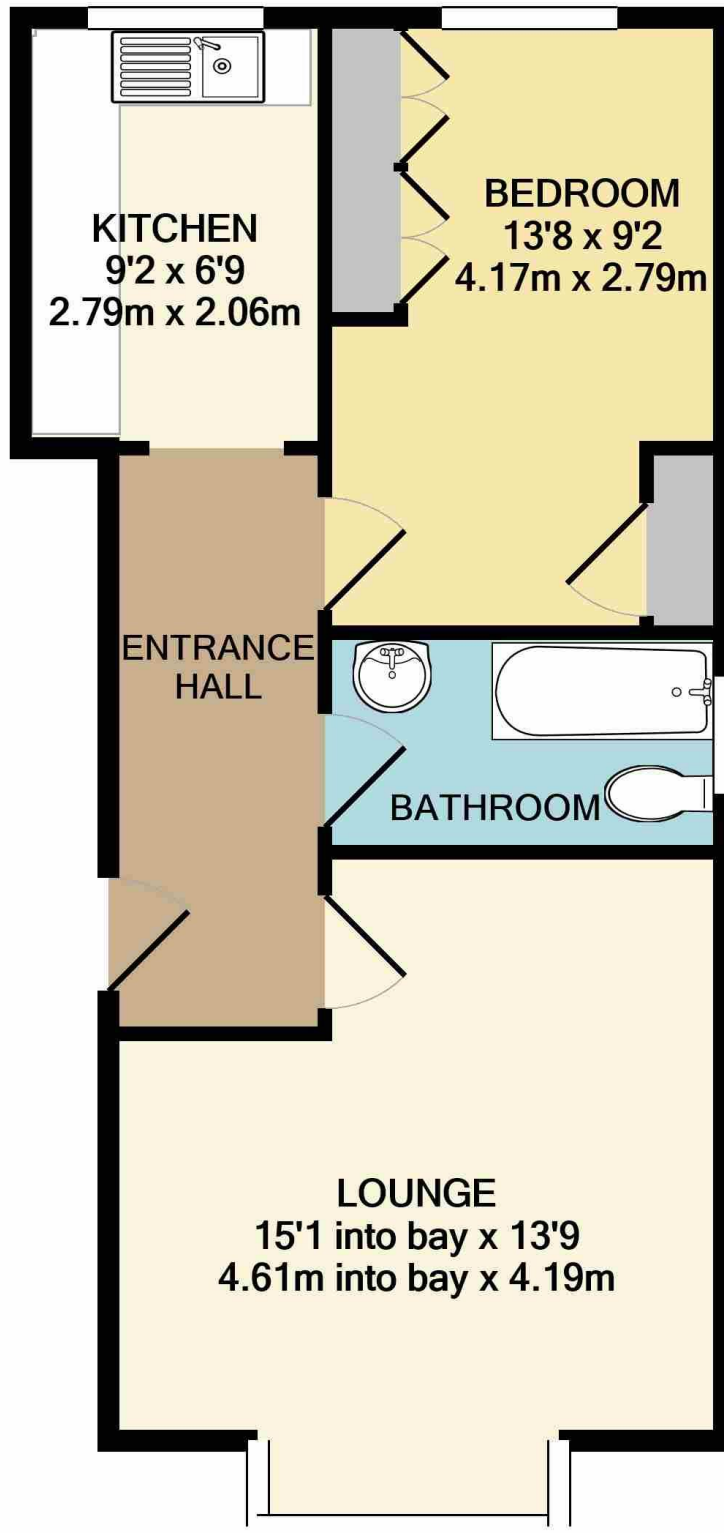
General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER AVON PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.



TOTAL APPROX. FLOOR AREA 472 SQ.FT. (43.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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