

39 Burnt Ash Hill, Lee, London SE12 0AE
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£235,000

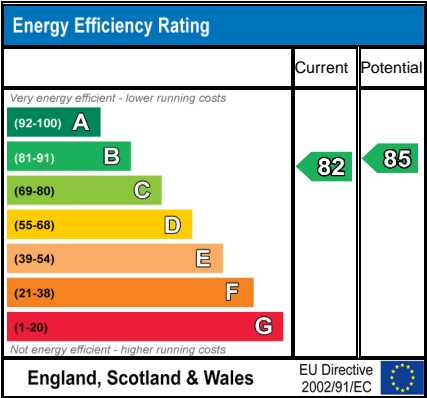
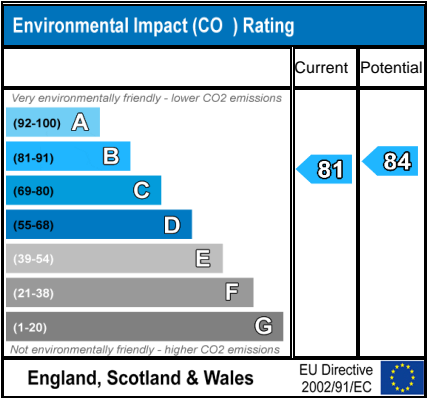
Syon Lodge, Burnt Ash Hill, Lee, SE12



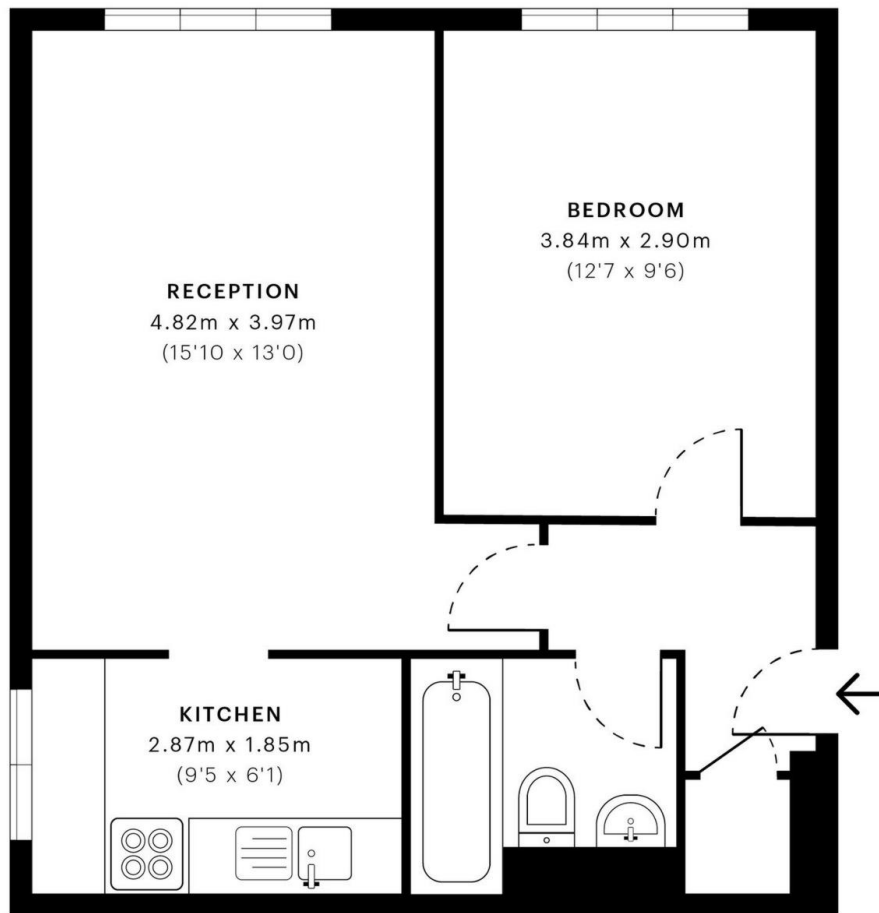
- MODERN FITTED KITCHEN & BATHROOM
- CLOSE TO LEE STATION (ZONE 3)
- SHARE OF FREEHOLD - APPROX 960 YEAR LEASE - ZERO GROUND RENT
- GAS CENTRAL HEATING & DOUBLE GLAZING
- LIGHT NEUTRAL DECOR
- WOOD LAMINATE FLOORING
- ALLOCATED PARKING SPACE
- GREAT FIRST TIME BUY FOR COMMUTERS
- CLOSE TO NORTHBROOK PARK

Fantastic one bedroom second floor flat, with a light & bright feel, for sale & located half a mile from Lee Station (Zone 3) which provides great links to the City, West End & Canary Wharf. The property features light neutral decor, a modern fitted kitchen & bathroom, double glazing, wood laminate flooring, gas central heating & allocated off street parking. The bedroom also features fitted wardrobes which provide excellent storage space.

Syon Lodge, Burnt Ash Hill, Lee, SE12







— Second Floor

 GROSS INTERNAL AREA
The footprint of the property
41.2 Sqm / 443.7 Sqft

 NET AREA (INTERNAL)
Excludes walls and external features
39.3 Sqm / 423.4 Sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



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.