

MICHELDEVER ROAD LEE SE12



PRICE GUIDE £399,950 LEASEHOLD

Stunning split level First and Second Floor Victorian conversion flat featuring a private section of rear garden. Located in the Lee Manor Conservation area close to popular schools and stations and Blackheath Village, this superb property has been the subject of a refurbishment programme by the current owners and will be offered CHAIN FREE.

- 18ft Lounge
- Contemporary Kitchen/Dining Room
- Three Double Bedrooms
- Study
- Separate WC
- Original Features
- Gas Central Heating
- Attractive Garden
- Long Lease

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Micheldever Road, Lee, SE12 8LX

ENTRANCE

Part glazed and panelled communal entrance door into communal hallway, meters cupboard and private front entrance door into accommodation.

FIRST FLOOR LANDING

Split-level landing, sky light window, radiator, dado rail. Panelled doors throughout.

SEPARATE WC

Concealed cistern WC, chrome radiator, inset wash hand basin with mixer tap, contemporary tiled splashbacks, slate style ceramic flooring, vent-axia, inset spotlights.

KITCHEN/DINER

15'9 x 10'9 Oak flooring, superb contemporary fitted wall base and drawer units, single drainer stainless steel 1½ bowl sink unit with mixer tap with lime stone style splashbacks, split level Smeg stainless steel oven and grill and Smeg four burner hob with stainless steel extractor hood over. Wood work tops, integrated dishwasher, and washing/dryer. Worcester gas central heating boiler in housing. Inset spotlights, sky light window, frosted sash window to side, and sash window to rear, radiator, fixed glazed window onto landing.

LOUNGE

18'7 into bay x 14'3 Square bay casement windows to front, fitted carpet, radiator, open fireplace with feature wood surround. Built-in original storage cupboard, picture rail, coved ceiling.

STUDY

8'4 x 6'2 Casement windows to front, fitted carpet, radiator, picture rail, coved ceiling.

BEDROOM 3

14'1 x 13'6 Sash windows to rear, fitted carpet, radiator, period fireplace with marble surround, picture rail, coved ceiling.

BALUSTRADED STAIRCASE TO SECOND FLOOR

Sash window to rear on half landing.

TOP LANDING

Built-in airing cupboard housing hot water tank, access to flat roof space, dado rail, fitted carpet, doors to two bedrooms and bathroom.

MASTER BEDROOM

14'7 x 13'1 Arched window to front with window shutters, fitted carpet, radiator, built-in storage cupboard with stripped pine door, eaves storage cupboard, coved ceiling, loft access.

BEDROOM 2

13'1 x 12'11 Sash window to rear, fitted carpet, radiator, eaves storage cupboard.

BATHROOM

7'10 x 6'1 Contemporary bathroom suite comprising white low level WC, panelled bath with circular shower curtain rail above, inset chrome mixer tap and shower unit, circular wash hand basin with marble top and mixer tap, cupboard under. White tiled walls, sky light window, chrome ladder radiator, stripped pine floor.

EXTERIOR

Approximately 63ft x 28ft. Mature flowering shrub borders to lawn area leading to a decked gazebo area, timber shed.

TENURE

LEASEHOLD. Under current conveyancing practice we are rarely given an opportunity of inspecting the title documents and are therefore unable to state accurately any lease details. We are given to understand that the lease is approximately 125 years dated from May 1990. These particulars and any other related information should be verified by the purchasers solicitor prior to making a commitment to purchase.

LOCAL AUTHORITY

London Borough of Lewisham

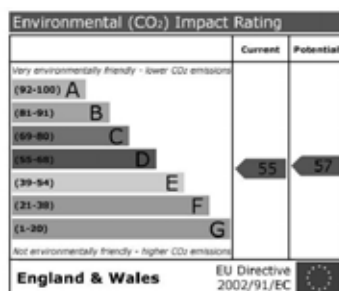
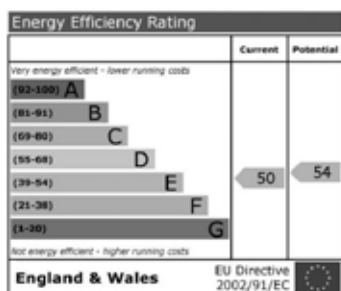
VIEWING

By prior appointment through Vendors Sole Agents John Payne 119 Burnt Ash Road SE12 8RA 020 8852 8633 E-mail lee@johnpayne.co.uk

Floorplan



Energy Performance Certificate



Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

Additional Photos of Micheldever Road Lee SE12

