



## 2 bed apartment to buy in SE13

Sandrock Road, London, SE13 7TS

**£410,000** Starting Bid

 x2  x1

Tenure

**Share Of Freehold**

Allocated parking

## Property features

 EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A superb two bedroom ground floor flat converted within a Victorian terraced house in Lewisham.

The property comprises of an open-plan living dining room to the front, two double bedrooms , a bathroom and an attractive 39' East-facing rear garden.

Located within easy reach of both St. John's and Lewisham Overground stations, local shops and Hilly Fields.

Council Tax Band: C

Tenure: Share Of Freehold

Price: Starting Bid £410,000

Property Type: Apartment

Parking: Allocated

Year built: 1900

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

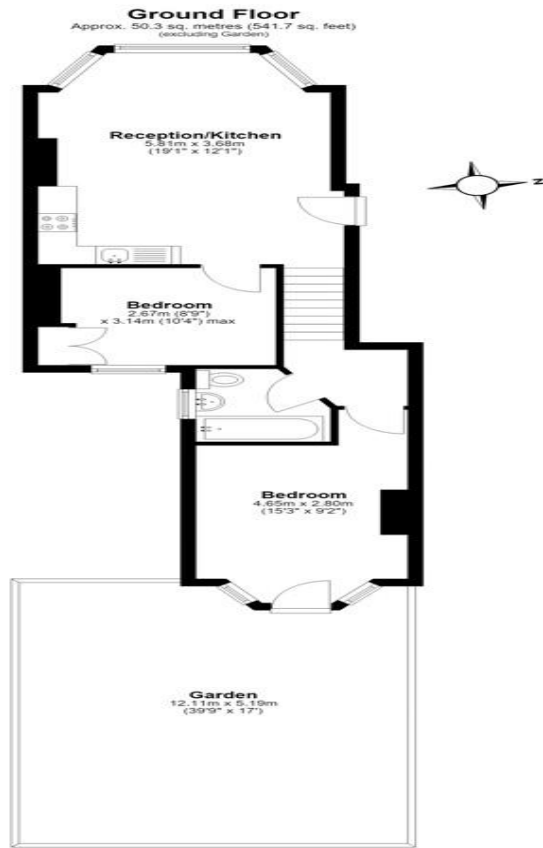
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



**Total area: approx. 50.3 sq. metres (541.7 sq. feet)**

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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