



## Leigh Court, SE4

£300,000 Leasehold

- Close To Amenities
- One Bedroom
- Private Balcony
- Third Floor
- Secure Entry System
- Good Transport Links





Situated on the third floor of a private, well maintained block, this immaculately presented one bedroom apartment.

Boasting a cosy feel throughout, the flat is in excellent standard throughout and comprises of a large reception room, a separate kitchen, a good sized bathroom and a double bedroom leading to a private balcony which enjoys Friendly Gardens Park views. Additionally, the property is being sold with allocated parking.

The property is perfectly placed on Lewisham Way, offering a wealth of transport links. Brockley and New Cross Overground Stations, St Johns and Lewisham are all within walking distance providing links to the City, West End and Canary Wharf. The vibrant centres of New Cross, Deptford and Brockley are all equidistant, serving up a superb array of bars, restaurants and cafes. Hilly Fields is one of your local parks with spectacular views of London and the weekly Brockley Farmers Market is not to be missed.

This property would make a prime first time buy or provide an excellent opportunity for a local investor due to its affordable living and excellent transport links.

Viewings are highly recommended. Contact Kallars on 0208 692 9533 or email [sales@kallars.com](mailto:sales@kallars.com) now.

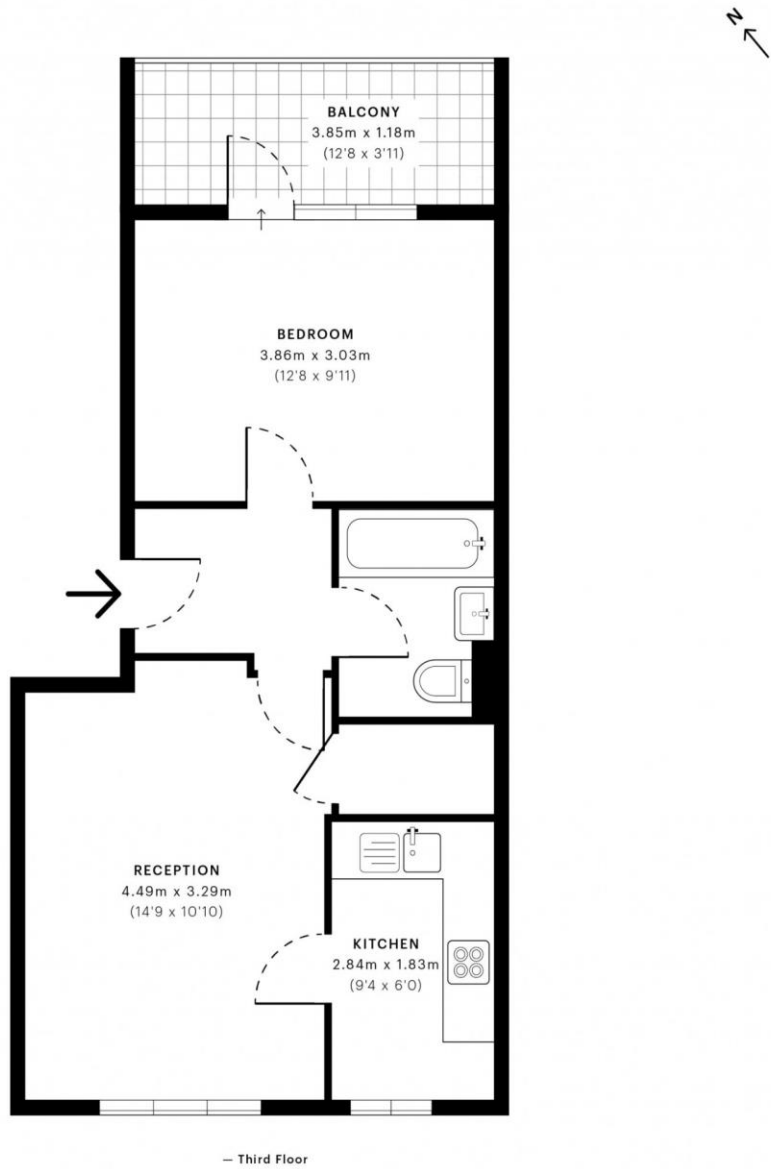


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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
**39.64 sqm / 426.68 sqft**

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
**38.37 sqm / 413.01 sqft**

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**4.54 sqm / 48.87 sqft**

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
**0.00 sqm / 0.00 sqft**



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 44.73 sqm / 481.47 sqft  
IPMS 3C RESIDENTIAL 43.68 sqm / 470.17 sqft

SPEC ID 5f43ccd15b89910daff2eee0

