



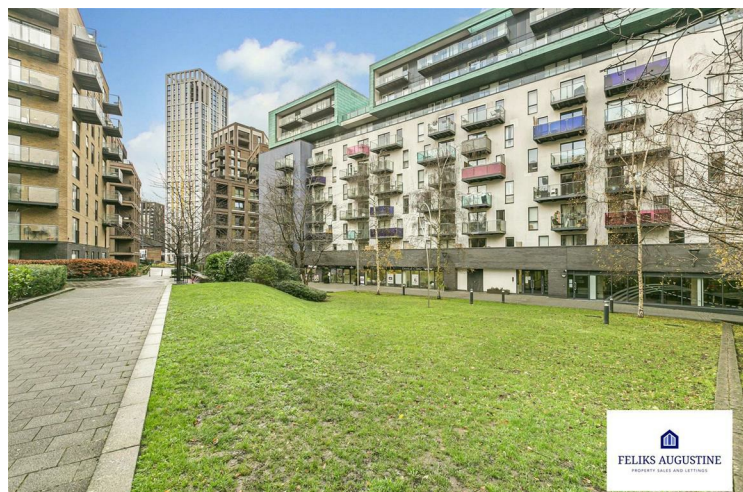
# Conington Road London

**£269,950**

This spacious and well-maintained flat offers space and tranquility with easy access to transport. With a generous 44 m2 of living space, the property features one open plan reception/dining room and kitchen, one bedroom, and a well-appointed bathroom, making it an ideal choice for individuals or couples seeking comfort and convenience.

The flat is perfectly situated, just a short distance from Elverson Road DLR and Lewisham stations, providing excellent transport links to key destinations such as London Cannon Street, London Bridge, Waterloo, Victoria, Greenwich, Canary Wharf, Bank, and Tower Gateway. This makes commuting easy, allowing you to enjoy the best of city living while having a peaceful retreat to return to.

One of the standout features of this property is the large shared patio, which is not overlooked, offering a serene outdoor space to relax and unwind. Additionally, residents benefit from a 24-hour concierge service, ensuring security and assistance whenever needed. For those who value fitness and convenience, the on-site gym is well equipped, along with a convenience store and a dentist, all within the same complex. Secure underground parking may be available at additional cost.

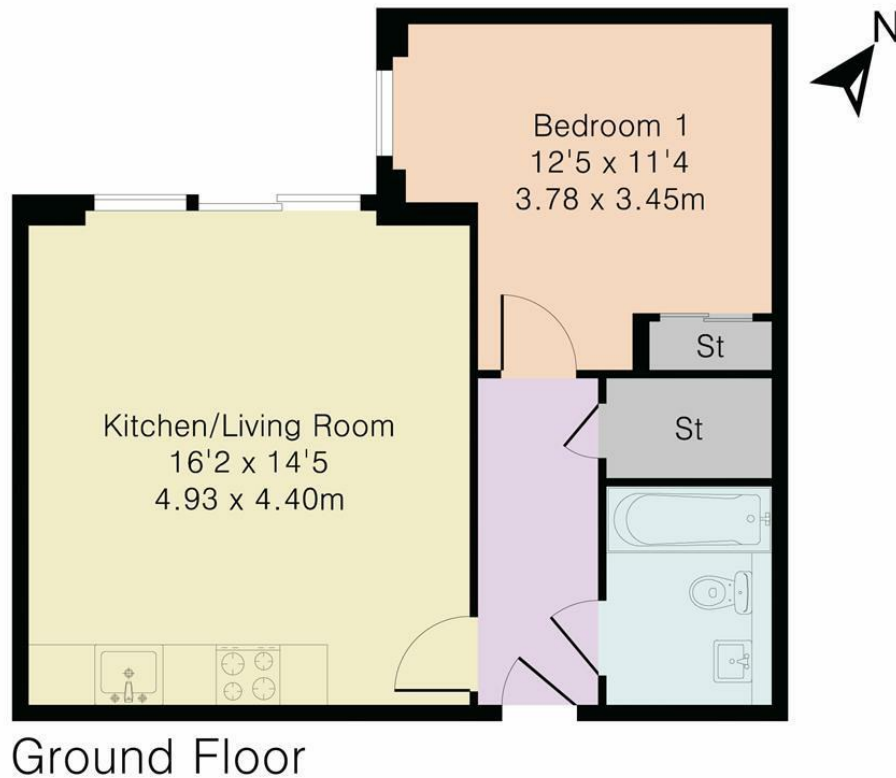








**Approximate Gross Internal Area 469 sq ft - 44 sq m**



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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