

LEASEHOLD



Flat

**52 LULLINGSTONE
LANE, LONDON,
SE13 6UH**

£345,000

FEATURES



CC GRAY ESTATES
— MAKE YOUR MOVE SIMPLE

2 Bedroom Flat located in London

Nestled in the charming area of Lullingstone Lane, London, SE13, this delightful first-floor flat offers a perfect blend of comfort and modern living. Boasting two generously sized double bedrooms, this property is ideal for couples, small families, or professionals seeking a tranquil retreat in the bustling city.


Upon entering, you are welcomed into a spacious lounge that provides an inviting atmosphere, perfect for relaxation or entertaining guests. The modern separate kitchen is well-equipped, making it a joy to prepare meals and enjoy culinary adventures. The layout of the flat ensures a seamless flow between the living spaces, enhancing the overall sense of openness and light.

The property also features a well-appointed bathroom, catering to all your daily needs. Additionally, the convenience of a parking space is a rare find in London, offering peace of mind for those with vehicles.

With its prime location, this flat is well-connected to local amenities, transport links, and green spaces, making it an excellent choice for those who appreciate both city life and the serenity of nature. This property presents a wonderful opportunity to secure a comfortable home in a sought-after area. Don't miss the chance to make this charming flat your own.

Call us on
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<https://ccgrayestates.com/>

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 are advised to recheck the measurements.

