



**Paddock Close
London
SE26**

Offers in Excess of £260,000

bettermove

Paddock Close London

Bettermove are proud to present this 1 bedroom flat in London, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available.

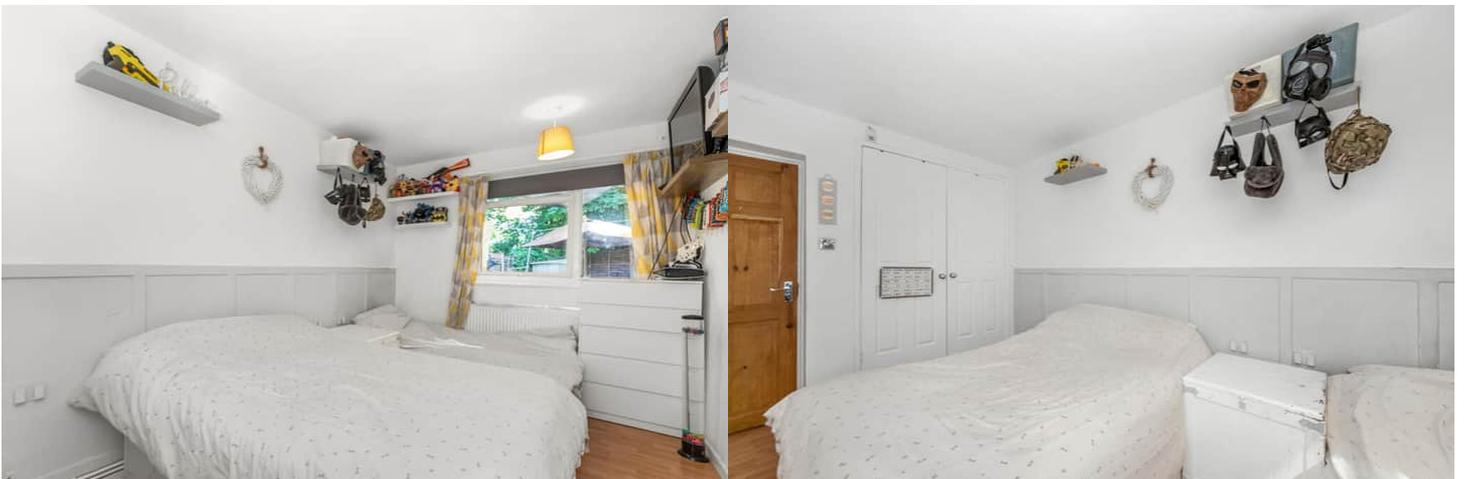
The council tax band is B.

This is a leasehold property with 83 years remaining on the lease.

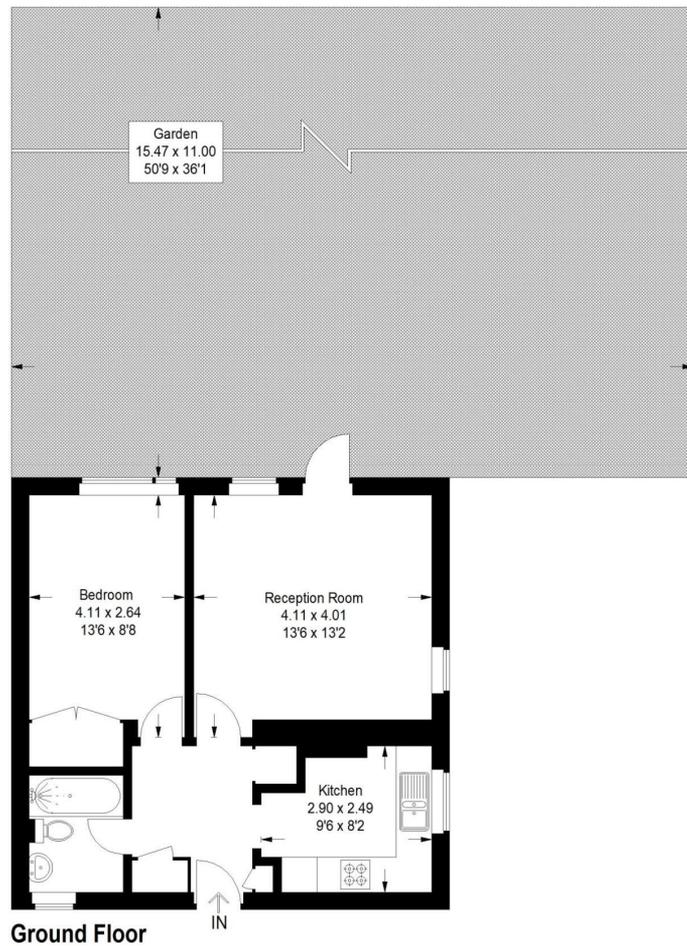
The interior of this well presented property, which has potential to extend (SSTP) and modernise, comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom. Outside, the property boasts a large private south-facing rear garden, backing onto Mayow Park, perfect for enjoying the summer months.

Located in the popular London borough of Lewisham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Sydenham Train Station, a variety of local bus routes, and quick access to the A23.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Paddock Close, SE26
 Approximate Gross Internal Area
 46.9 sq m / 505 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	70	77
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	73	83
England, Scotland & Wales EU Directive 2002/91/EC 		



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