



FLAT , VENICE CORTE, ELMIRA STREET, LONDON

£300,000 Leasehold

We are delighted to offer to the market this modern 8th floor one double bedroom apartment, the apartment offers a spacious open plan living/kitchen area which leads onto its own private balcony.

- Close to station and local shops
- Fitted Kitchen
- Modern
- One bedroom
- Private Balcony
- 8th Floor

We are delighted to offer to the market this modern 8th floor one double bedroom apartment, the apartment offers a spacious open plan living/kitchen area which leads onto its own private balcony.

The kitchen is equipped with all white appliances and provides plenty of ample storage. The bathroom also boasts from having plenty of storage with a modern finish.

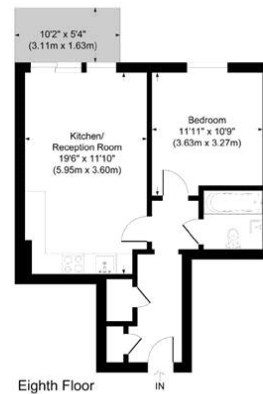
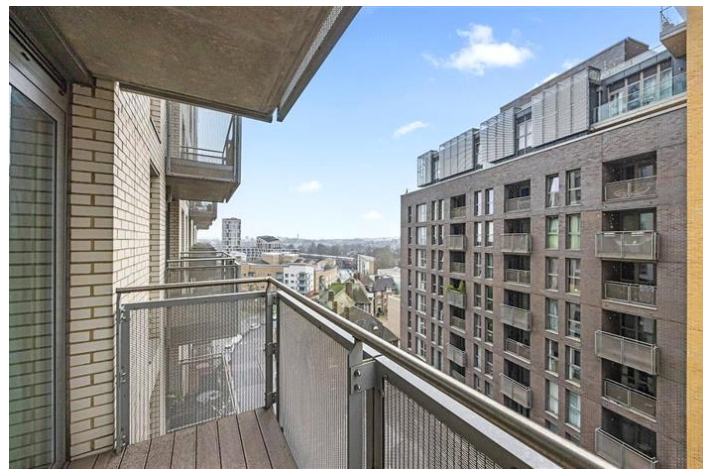
This property's location is in the heart of Lewisham with shops being a stone throw away as well as being close to transport links with Lewisham DLR and train station being within close proximity ensuring swift commutes to Canary Wharf and the City.

Council Tax Band: B

Tenure: Leasehold (112 years)

Ground Rent: £523.02 per year

Service Charge: £2,169.66 per year



Venice Corte Elmira Street

Approximate Gross Internal Area
Total = 45.7 sq m / 493 sq ft

This plan is for deposit guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Please refer to the floor plan in the preparation of the plan, please check all dimensions, areas and complete bearings before making any decisions about your offer.

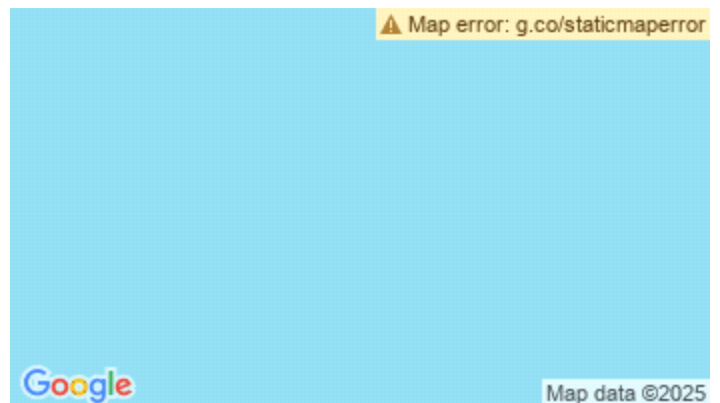
THE 360IMAGE
www.alterandcope.co.uk

FLAT , VENICE CORTE, ELMIRA STREET, LONDON

£300,000 Leasehold

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.