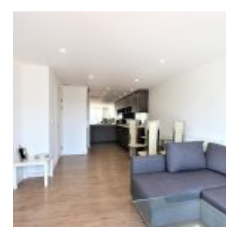
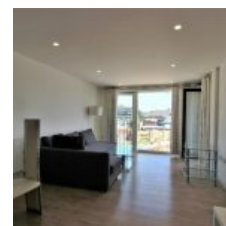


# Hester House, 72-78 Conington Road, London, SE13 7FL - £325,000



## Overview

- 1 Bed
- Bath

DPR are pleased to offer this excellent One Bedroom, One Bathroom property for sale in the Silkworks Development, SE13.

The Apartment is located on the Second Floor and offers a Double Bedroom, Modern Open Plan Dining Area, Fully Fitted Kitchen area with integrated appliances and Private Balcony.

The Property is finished to a high standard throughout with modern fixtures and fittings. No Parking.

### Location

The Development offers 24 hour Concierge Service, Residents Gym and is within walking distance to a 24 hour Supermarket and also within walking distance to Elverson Road LR and Lewisham Railway and DLR stations.

Lewisham is an area of London with great atmosphere and potential. The Town Centre is the main area for shopping. The facilities include a large indoor shopping area and a street market alongside a pedestrianised High Street.

The Ground Rent is £350.00/year approx.

Half Yearly Service Charge is £1335.00 approx.

Lease: 995 Years approx.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		