



CENTRALIS HOUSE SE13  
**1 bedroom apartment**

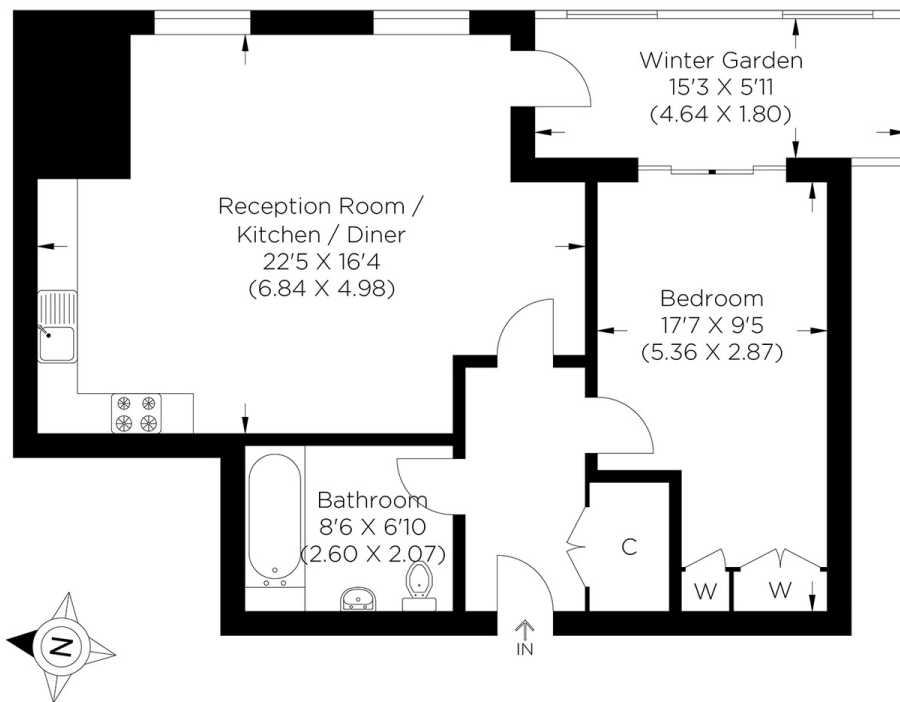
**£350,000+**  
LEASEHOLD



# CENTRALIS HOUSE SE13

A stylish newly built one-bedroom apartment located on the third floor of the highly esteemed Centralis House, Loampit Vale, Lewisham SE13. This stunning property benefits from a spacious open-plan living area with a modern kitchen and integrated appliances, floor-to-ceiling windows, and an enclosed winter garden, which provides fantastic secondary living space. The double bedroom is well-proportioned with a built-in wardrobe, and the modern bathroom has a shower over the bath. Centralis House's perfect location is close to Lewisham Station and served by the DLR and National Rail. Lewisham High Street, the shopping centre, gyms, restaurants, and supermarkets are all within easy reach. The tranquil green space of Hilly Fields is nicely tucked away from the hustle and bustle and provides a wonderful setting to read a book or a picnic in the sunshine with friends. We recommend your earliest viewing appointment.

Borough: Lewisham\* Council Tax: B\* EPC: B Lease Term: 244 years\* Service Charge: £2,844\* Ground Rent: £250\*  
Nearest Station: Lewisham (0.16 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



Approximate gross internal area  
57.97 sq m / 623.98 sq ft

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Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. \*As advised by the owner. \*\*Property sold subject to contract.



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