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## MONUMENT GARDENS LEWISHAM



**£374,999 FOR SALE**

**REF: 2632646**

### **3 Bed, Purpose Built Apartment, Private Balcony & Shared Garden, 1 Allocated Parking Space**

Modern Finish - Chain Free - Great Location - Three Double Bedrooms -

A beautiful three bedroom apartment near Lewisham Park with a spacious reception area, modern Kitchen/dining room, large bathroom and ample amount of storage is available to purchase in Monument Gardens, SE13. The property is perfect for First-time buyers and those looking to invest in an ex-council building on a friendly residential estate. Situated on the third floor (with lift access), the large windows offer a great view and natural light throughout, which make it a smart purchase during t... [continued below](#)

**Train/Tube** - Hither Green, Lewisham, Catford, Catford Bridge

**Local Authority/Council Tax** - Lewisham

**Tenure** - Leasehold

**ludlowthompson**



# MONUMENT GARDENS LEWISHAM



Kitchen / Dining



Bedroom 1



Reception



Reception



Kitchen / Dining



Bedroom 2



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Bedroom 3



Bathroom



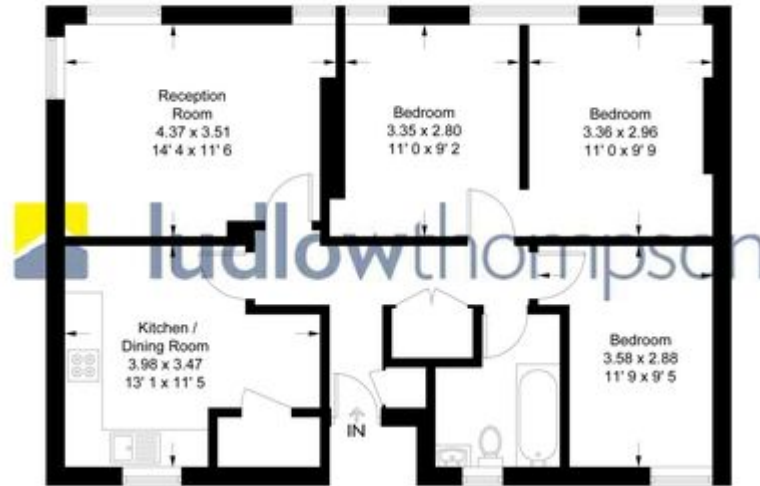
Bathroom



Exterior



# MONUMENT GARDENS LEWISHAM



Third Floor

## Benden House

Approximate Gross Internal Area = 777 sq ft / 72.2 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



## MONUMENT GARDENS LEWISHAM



A beautiful three bedroom apartment near Lewisham Park with a spacious reception area, modern Kitchen/dining room, large bathroom and ample amount of storage is available to purchase in Monument Gardens, SE13.

The property is perfect for First-time buyers and those looking to invest in an ex-council building on a friendly residential estate. Situated on the third floor (with lift access), the large windows offer a great view and natural light throughout, which make it a smart purchase during these times of high-rising bills.

The spacious two/three bedrooms are ideal for a professional couple, young family or for an investor who wants to purchase the property as a buy to let, due to the property being just 5 minute walk to Lewisham Park or a quick bus ride towards Ladywell Road and Hither Green Stations as well as, other popular London areas.

The Reception room is spacious with laminated flooring and a feature wall that can be designed to your choice. Additionally, central gas heating to keep you warm on the colder nights.

The Kitchen/dining area is in stunning grey with black flooring and is large enough to have a table that seats up to 6 guests.

The Bathroom has relaxing neutral tones, a large bath tub with a shower attachment and a window, which is rare to find in most properties in this area.

Each bedroom consists of large windows, white walls, high ceilings and grey carpets that allow you to add your own personal touch.

This property is sure to be popular, please call a member of our sales team to book your viewing.

### Tenure Details

Tenure - Leasehold

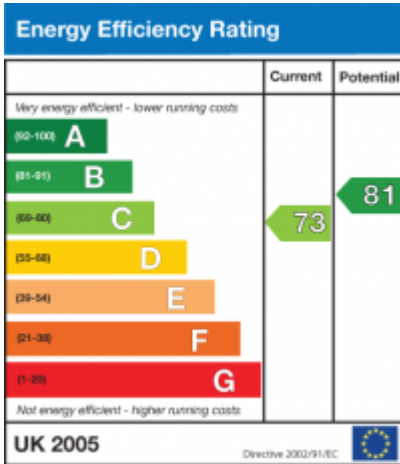
Lease Length - 118 years

Service Charges - £154 per year

Ground Rent - £10 per year



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**When you want to view a property through us it helps to bear in mind the following:**

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

**To arrange a viewing for this property please contact our Canada Water Sales Office quoting 2632646**

**DISCLAIMER**

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

**PLEASE NOTE BEFORE PROCEEDING**

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.