



# Augustine House, Conington Road, Lewisham, SE13

Asking Price: £300,000

 Benham  
& Reeves



# Augustine House, Conington Road, Lewisham, SE13

🛏 1 Bedroom (s)   🚿 1 Bathroom (s)   🔑 Leasehold

A spacious one bedroom apartment located on the second floor of a contemporary purpose-built block, offering approximately 495 square feet of well-designed living space.

The property comprises an open-plan kitchen/reception area with floor-to-ceiling windows that lead to a private south-west facing balcony, providing plenty of natural light. The double bedroom is generously sized and includes ample built-in storage. The modern bathroom features ceramic tiling, a fitted shower cubicle and a heated towel rail. The development benefits from a 24-hour concierge & residents' only gym.

Ideally located near Lewisham DLR and National Rail stations, offering quick and convenient services to Canary Wharf and the City. Elverson Road DLR station is also nearby.



# Augustine House, Conington Road, Lewisham, SE13



## Property Features:

- One Bedroom
- One Bathroom
- 495 Square Feet (Approx.)
- 2nd Floor
- Lewisham Station (0.2 miles)
- Elverson Road Station (0.2 miles)
- St. John's Station (0.4 miles)

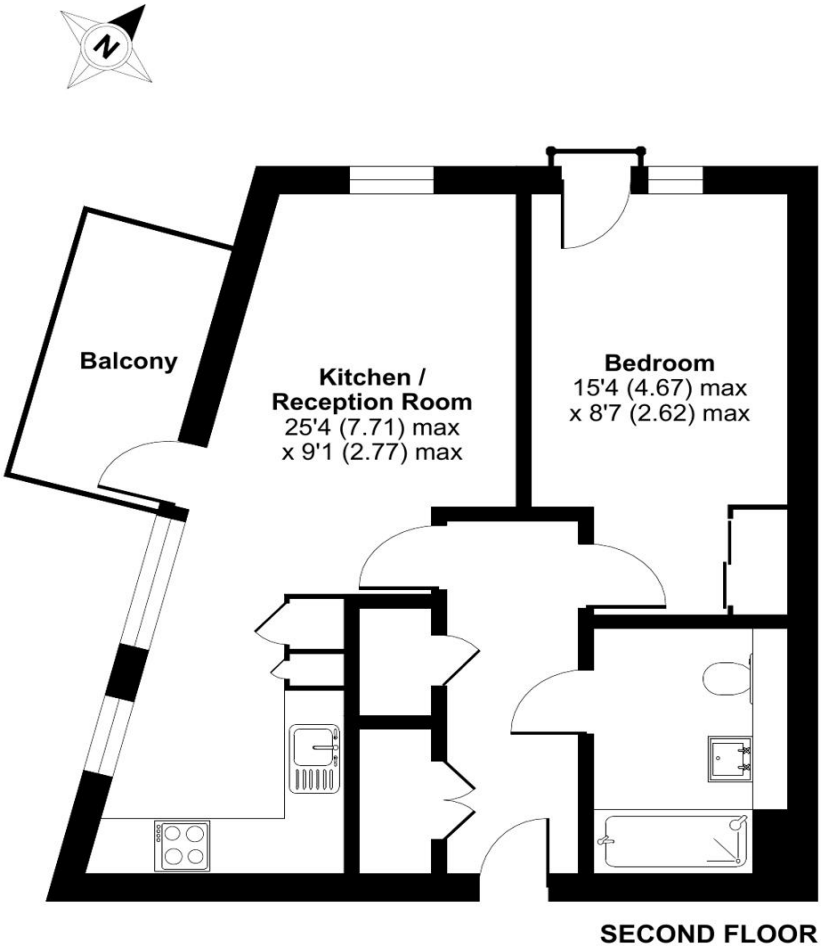



# Augustine House, Conington Road, Lewisham, SE13



## Conington Road, London, SE13

Approximate Area = 495 sq ft / 46 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £300,000

Tenure: Leasehold  
Expires 31/12/3007  
Approximately 982 Years Remaining

Ground Rent: £350.00 (per annum)  
for the year 2025

Service Charge: £3,000.00 (per annum)  
for the year 2025

Anticipated Rent: £1,750.00 pcm  
Approx. 7 % Yield

## Viewings:

All viewings are by appointment only  
through our Surrey Quays Office.

Our reference: KEN240101

T: 020 7740 3050

E: [surreyquays.sales@benhams.com](mailto:surreyquays.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

