

# Modern 2 Bed 2<sup>nd</sup> Floor Apartment

With private balcony

Flat @ Bowlby House

9 Friendsbury House

London

SE4 2BF

Shared Ownership Available Now

£75,000 - 25% share



Full Value: £300,000

Share for Sale: 25%

Purchase Price: £75,000

Monthly Rent: £432.64

Monthly Service Charge: £123.67

Rent & service charges are reviewed on 1<sup>st</sup> April each year



2



1



1



No



0.4 mi



Private  
Balcony

## 2 Bed 2<sup>nd</sup> Floor Apartment with private balcony

**BOLWBY HOUSE** - An established residential area within easy reach of all the usual amenities. Main shopping facilities are also available in Lewisham Town Centre, a short bus ride or 5-10 minutes driving distance away.

Peckham Rye Common Park, Telegraph Hill Park and Hilly Fields Park are just a mile away, providing lush green spaces and cultivated gardens within a short walk or bus ride.

Friendsbury Road is a main bus route and rail transport is available from either Crofton Park or Brockley Rail Stations. Transport links to the area have been improved recently by the commissioning of the Overground rail line from Brockley Rail Station.

**Nearest Station:** Crofton Park, Nunhead & New Cross Gate.  
**Nearest Overground Station:** Brockley & New Cross Gate.  
**Bus routes nearby:** Bus route 484 & 343 from Friendsbury Rd and Bus Route P12 from Brockley Way.

The property located on the second floor comprises:

- **Entrance:** wide hallway leading to...
- **Living Room:** (3.58m x 5.3m) lounge with patio doors to private balcony. Fully carpeted
- **Kitchen:** (3.21m x 3.57m) beech coloured base and wall units with slate coloured worktop. Tiled splashback. Integrated stainless steel gas cooker and hob. Space for fridge freezer and washer dryer. Laminate flooring.
- **Bedroom 1:** (2.79m x 4.24m) fully carpeted. Satellite and telephone connection are available.
- **Bedroom 2:** (2.39m x 4.22m) fully carpeted.
- **Bathroom:** (2.25m x 1.98m) White suite comprising panelled bath with shower over, WC and hand washbasin with mirror and light over. Part tiling around the bath. Chrome heated towel rail. Tiled flooring.

**Outside:** Private balcony



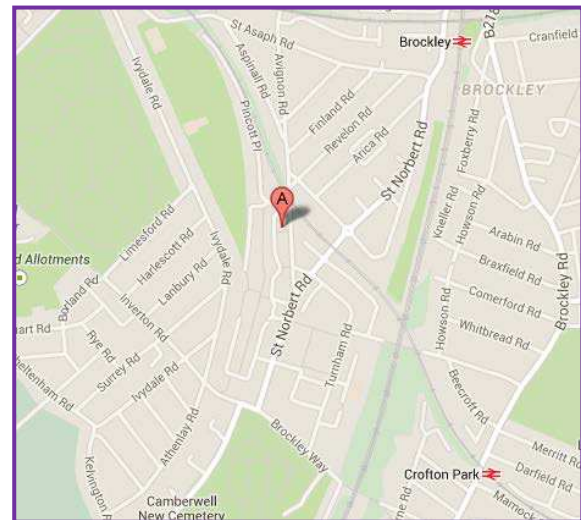
### To view this property

Please contact the current owner by visiting the [Family Mosaic website](http://familymosaic.co.uk) to send a text message to the seller with your contact details. You will receive a text message confirming your enquiry has been sent. The seller will contact you to arrange a viewing.

If after viewing the property you would like to be considered to buy the property please contact us or email your contact details to [resident.sales@familymosaic.co.uk](mailto:resident.sales@familymosaic.co.uk). You will need to be registered and approved by Family Mosaic. Please visit our website [familymosaic.co.uk](http://familymosaic.co.uk) and download the application form and return to us. Some properties may require Local Authority approval and other requirements.

The property details on this information leaflet have been provided by the current leaseholder not by Family Mosaic. Please ask us anything else you need to know *before* you arrange a visit.

**IMPORTANT NOTICE** - In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the service, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges, rent and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange.



SAT NAV Postcode:  
**SE4 2BF**

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**FIRST STEPS**  
to home ownership in London

Contact us today  
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