



## Water Lane, SE14

£195,000

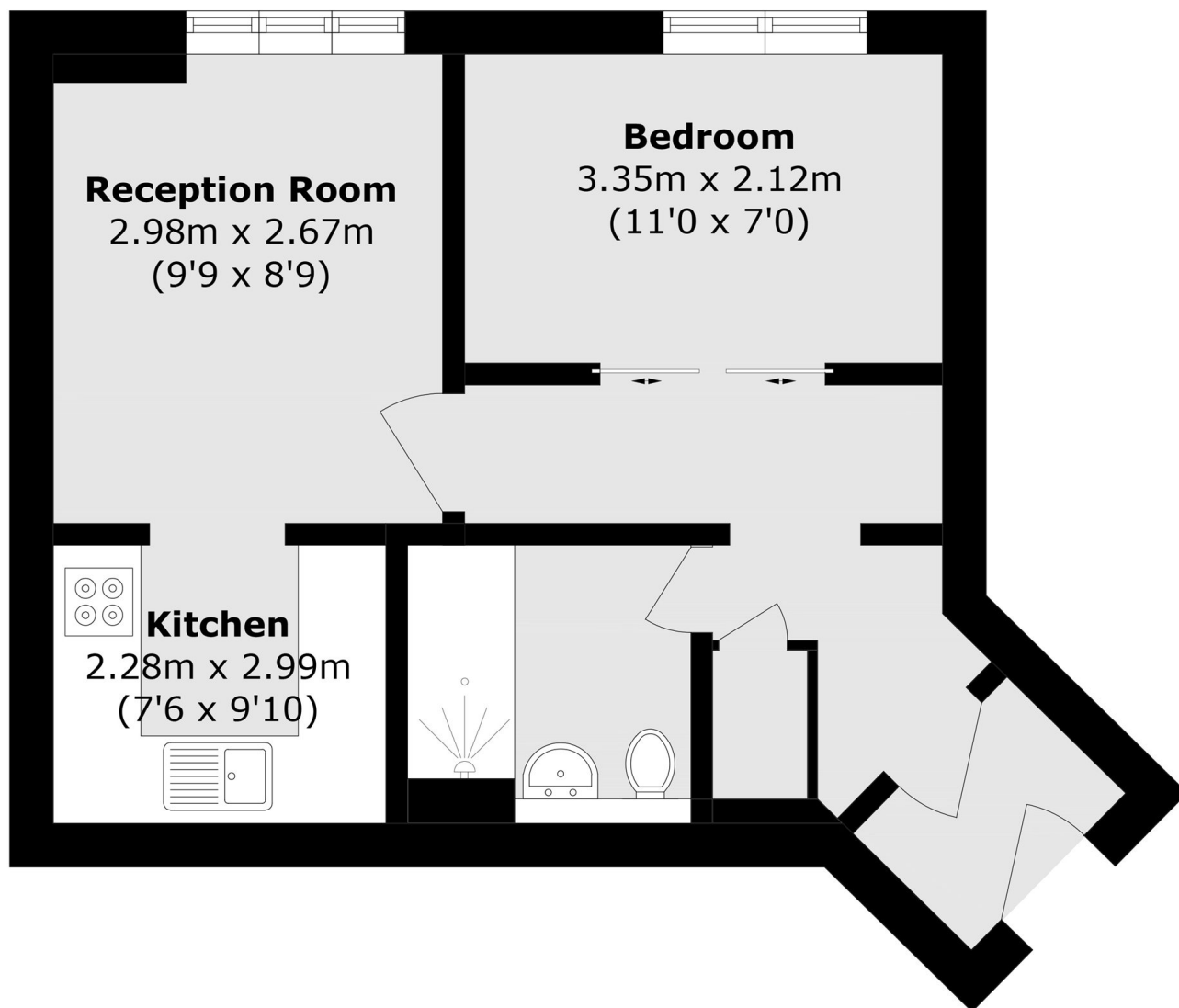
A well-presented first-floor studio apartment nestled within the Hatcham Park Conservation Area, set in a well-maintained three-storey building. The property features a welcoming hallway with a large storage cupboard and fitted shelving, a modern fitted bathroom with a full-sized bath and electric shower, fully tiled walls and flooring, and a separate bedroom area with built-in wardrobes. The bright reception space benefits from full-length windows, wood flooring and a semi open-plan kitchen, creating a light and comfortable living environment. Further advantages include ceiling heating, double glazing, off-street allocated parking and, notably, the rare benefit of a private garage, offering secure parking or excellent additional storage.

Avonley Road is situated to the North West of New Cross, providing brilliant transport links - New Cross Gate is approximately 15 minutes walk, allowing access to Central London within around 15 minutes. There are green spaces, shops, bars and cafes as well as shopping amenities all within easy reach.

### Features

Super Studio  
Private Garage  
Allocated Parking Space  
Long Lease  
Hatcham Park Conservation  
Close To Transport Links

Water Lane,  
London, SE14



Total area (approx.): 33.9 sq. m (364.8 sq. ft)