



CHARLES KNIGHT
ESTATE AGENTS



Centenary Heights Larkwood Avenue , London, SE10 8GE Guide price £450,000

Guide Price £450,000 – £475,000

Beautifully presented throughout, this impressive two-bedroom, two-bathroom apartment has been maintained in pristine condition, with every room offering a high standard of finish and a clear sense of care. The home is ready to move into and will appeal to buyers seeking both style and convenience. An allocated parking space further enhances the practicality of the property, a valuable asset in this well-connected location.

A standout feature of the property is the spacious reception room, which enjoys a genuinely striking panoramic view across South London. This elevated outlook floods the space with natural light and creates a wonderful sense of openness, making it an ideal setting for both relaxing and entertaining. The modern kitchen integrates seamlessly with the living space, complementing the apartment's contemporary feel.

Both bedrooms are well proportioned, with the principal bedroom benefiting from an en-suite bathroom, while a second, stylish bathroom serves the remaining accommodation. The layout is practical and well balanced, making the property equally suitable for professionals, sharers, or downsizers.

The location is a significant advantage. Perfectly positioned between Lewisham and Deptford, the apartment offers easy access to a wide range of amenities including cafés, shops, parks, and leisure facilities. Lewisham DLR and mainline stations are close by, providing excellent transport links into Canary Wharf, the City, and central London.

Viewing

Please contact our Lewisham Office on 02088 524441 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Centenary Heights, SE10 8GE

Approx Gross Internal Area = 64.9 sq m / 700 sq ft
 Balcony = 6.5 sq m / 70 sq ft
 Total = 71.4 sq m / 770 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)		A	
(81-91)		B	
(69-80)		C	
(55-68)		D	
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		84	84
EU Directive 2002/91/EC			



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