



**ELIOT HILL, LEWISHAM, LONDON, SE13 7EB**  
**£599,000 SHARE OF FREEHOLD**

**FOUND ON THE FIRST FLOOR OF THIS IMPRESSIVE SEMI-DETACHED VICTORIAN HOUSE LOCATED JUST OFF THE HEATH AND CLOSE TO THE STATION AND DLR, IS THIS SUPERB TWO BEDROOM APARTMENT WITH A PRIVATE BALCONY.**

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## DESCRIPTION:

The accommodation comprises; a very large 17'11 x 14'10 reception room with direct access to a private balcony with City views and a separate modern kitchen. The very large 16'4 x 11'11 master bedroom boasts extensive built in wardrobes and storage, there is a second bedroom also with built in wardrobes, and a stylish modern bathroom. To the rear is a large communal garden. The property is in excellent decorative order with high ceilings, sash windows, cornicing, period fireplaces, wood flooring and gas fired central heating.

This is a great apartment and is sold with a share of the freehold. Early viewing is highly recommended. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

Eliot Hill is a sought after road located on the edge of the heath and the ideal location to take advantage of local amenities in almost all directions. Walking east, just 0.64 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.69 miles to the north you will find the historic Greenwich town centre and Royal Greenwich Park is just 740 metres away. Finally, to the south, the convenience of Lewisham Station's over ground and DLR service is only 0.26 miles. The property is also close to both All Saints and John Ball Primary Schools.

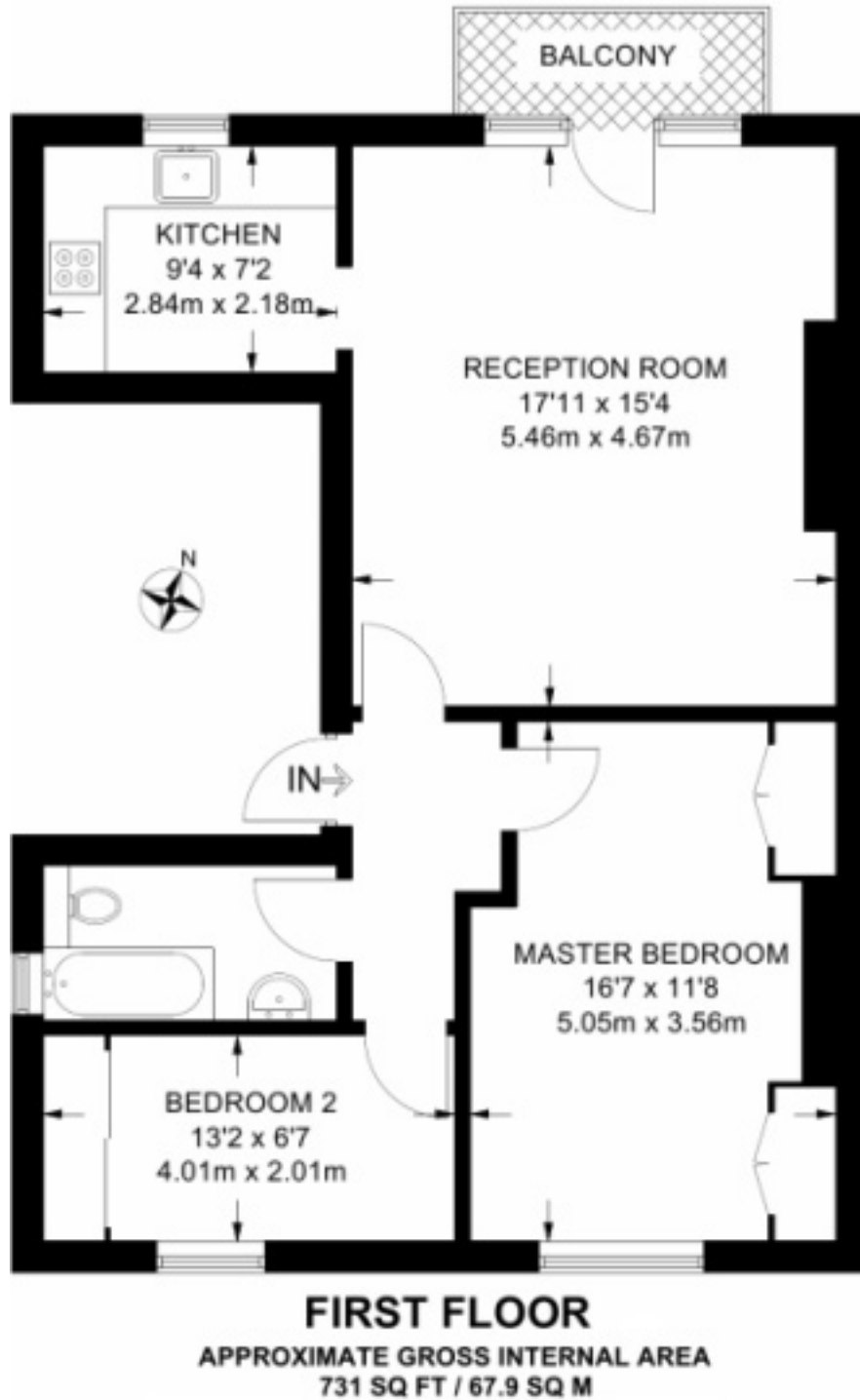
BY RAIL . DLR - Lewisham - 0.26 miles. Underground - North Greenwich - Jubilee line - 2.46 miles. British Rail - Lewisham 0.3 miles/ Blackheath - 0.67 miles. Journey times from Lewisham: London Bridge - 12 minutes Cannon Street - 18 minutes Victoria - 24 minutes Charing Cross - 21 minutes

## AT A GLANCE

- period conversion
- first floor
- high ceilings
- two bedrooms
- excellent condition
- balcony with views
- communal garden
- share of freehold
- very close to Heath
- close to station & DLR







This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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