



CHURCH TERRACE, LEWISHAM, LONDON, SE13 5BT
£695,000 SHARE OF FREEHOLD

A SUBSTANTIAL THREE DOUBLE BEDROOM, TWO BATHROOM, CONVERSION FLAT FOUND ON THE TOP FLOOR OF THIS MAGNIFICENT SEMI-DETACHED PERIOD HOUSE. SPANNING IN EXCESS OF 1,100 SQ.FT LOCATED IN THIS OUTSTANDING ROAD WITHIN A SHORT WALK OF BLACKHEATH VILLAGE, THE PROPERTY IS SOLD CHAIN FREE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk





DESCRIPTION:

The accommodation comprises; a huge 19'1 x14'0 reception room with feature fireplace and a separate modern kitchen with integrated appliances. There are three large double bedrooms (16'3 x 14'0, 16'3 x 12'1 & 15'3 x 12'1) one with a modern ensuite shower room and a further modern bathroom. To the rear is a very large communal garden and there is off street parking for one car. The property is very good decorative order, with sash windows, stripped floorboards and gas fired central heating with feature radiators.

This is a fantastic apartment set on one of the area's most sought after roads, lined with mature trees and magnificent Victorian villas. Your immediate viewing will be essential. There is no chain and the property is sold with a share of the freehold.

Church Terrace is conveniently located and is just a 6 minutes' walk from Blackheath station, which is within easy reach of London Bridge (12 minutes), Cannon Street (23 minutes), Charing Cross (25 minutes) and Victoria (29 minutes). Lewisham station (Zone 2), with direct DLR connection to Canary Wharf, is also within walking distance. Easy access is provided to the A20, the A21, the M25 and the Blackwell tunnel. City airport is usually within a 20 minute drive, Gatwick is around a 45 minute drive and Bluewater shopping centre is around a 20 minute drive.

Several Ofsted-rated outstanding schools are well within the catchment area including John Ball, St Margaret's Lee C of E Primary School and All Saints' C of E Primary School. There are also several excellent nurseries within walking distance.

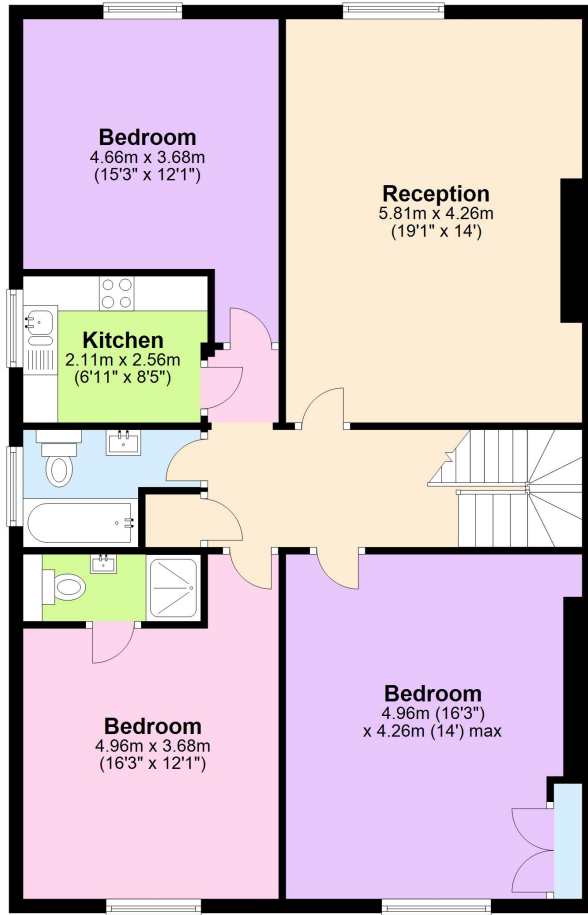
Blackheath's vibrant village offers an array of boutiques, coffee shops, restaurants and bars, a popular Sunday farmers' market as well as some exceptional parks which include Blackheath's famous Heath, Greenwich Park (with one of London's finest views over the river, the City and Canary Wharf) and Manor House Gardens. Royal Greenwich, the National Maritime Museum, The Queen's House, the Painted Hall, The Royal Observatory, the Cutty Sark, the Excel Centre and the O2, one of Europe's finest music venues, are all close by.





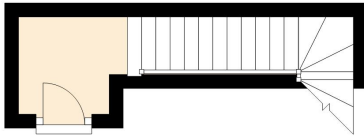
Second Floor

Approx. 101.8 sq. metres (1096.3 sq. feet)



First Floor

Approx. 4.7 sq. metres (51.0 sq. feet)



Total area: approx. 106.6 sq. metres (1147.2 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(82-91)	C		
(69-81)	D	71	80
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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