



**GLENTON ROAD, LEWISHAM, LONDON, SE13 5RS
OFFERS IN EXCESS OF £725,000 FREEHOLD**

AN IMPRESSIVE THREE BEDROOM, TWO RECEPTION ROOM, SPLIT LEVEL CONVERSION IN THE BLACKHEATH CONSERVATION AREA. ARRANGED OVER THE HALL AND GROUND FLOORS OF THIS FOUR STOREY PERIOD HOUSE WITH A LARGE PRIVATE SOUTH FACING GARDEN WITHIN WALKING DISTANCE OF BLACKHEATH VILLAGE, HITHER GREEN AND LEWISHAM MAINLINE STATION AND DLR.

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

Winkworth



DESCRIPTION:

The accommodation comprises, two huge and elegant reception rooms and a good size and separate modern kitchen to the hall (raised ground) floor. Downstairs are two very large double bedrooms, a third bedroom/study and a stunning modern bathroom with separate shower and bath. To the rear and with direct access, is a south facing private garden with deck, lawn, flower beds and mature shrubs. The property is presented in very good decorative order with stripped floorboards, very high ceilings, original features, ornate cornicing, sash windows, shutters, feature fireplaces and gas fired central heating.

This is a wonderful and spacious home, and your immediate viewing is essential. Virtual tours can be seen at Winkworth.co.uk

Situated just ½ mile from Blackheath Village, residents enjoy easy access to an array of amenities including bars, restaurants, boutique shops, a farmers market, and a mainline station. The magnificent Royal Greenwich Park, located just 0.87 miles away, offers serene green spaces, while Greenwich town centre boasts historical landmarks such as the Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the restored Cutty Sark. For local convenience, Manor House Gardens with its children’s play park and farmers market is a mere three-minute walk away. Additionally, the area offers a range of dining and shopping options, including the M&S Food Court and various independent establishments such as La Delice, Found Hope Store, Drink@Bob’s, Otto’s Greenhouse, Sapore Vero, and Park Fever. Transportation is seamless with Hither Green Station providing access to Central London and London Bridge in just 11 minutes. Other nearby transport options include Blackheath Station, offering connections to London Bridge, Charing Cross, Victoria, and more.

AT A GLANCE

- three bedrooms
- two reception rooms
- split level apartment
- excellent condition throughout
- private south facing garden
- close to Blackheath, Hither Green & Lewisham station
- 1,194 sq. ft





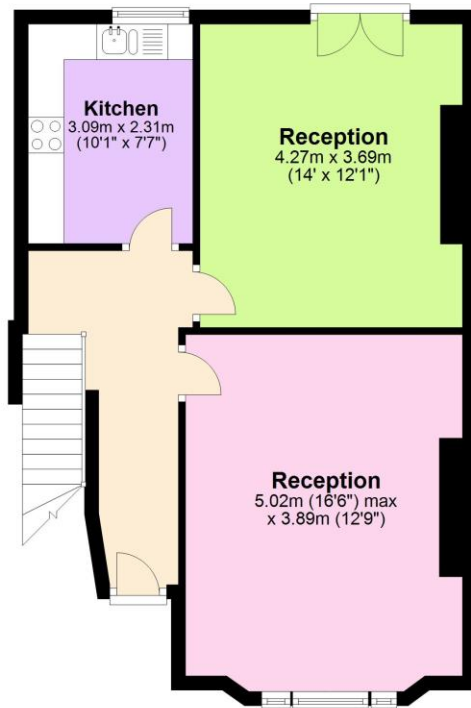
Basement

Approx. 60.0 sq. metres (646.1 sq. feet)



Ground Floor

Approx. 50.9 sq. metres (548.1 sq. feet)



Total area: approx. 110.9 sq. metres (1194.2 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			
(92)	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, Scotland & Wales		71	81
EU Directive 2002/91/EC			

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See things differently

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