

Granville Park, Lewisham, London, SE13

1 1 1

£350,000 *Share of Freehold*

A beautiful and spacious one bedroom hall floor period conversion with a communal garden located close to the Heath and Lewisham Station and DLR.

KEY FEATURES

- chain free
- spacious one bedroom
- attractive modern kitchen
- communal garden
- close to the heath
- close to Lewisham station and DLR





Blackheath

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DESCRIPTION

A beautiful and spacious one bedroom hall floor period conversion with a communal garden located close to the Heath and Lewisham Station and DLR.

The property is in excellent decorative order with original wood flooring, sash windows, high ceilings, period fireplaces and gas fired central heating. The accommodation comprises a large living room with feature fireplace and slate hearth, a recently fitted attractive modern kitchen with natural stone worktop and integrated appliances, a double bedroom and a recently refitted bathroom. To the rear of the property is a good size communal garden and shed and the property is sold with a share in the freehold.

This is a wonderful flat and your immediate viewing is strongly recommended. Virtual tours can be seen on the all the usual websites.

Situated on Granville Park the property is just a short walk from the open heath and Greenwich Park beyond. Ideally located for easy access to all necessary local amenities including Lewisham town centre with its huge range of shopping facilities as well the plentiful transport options with the DLR and mainline stations in Lewisham as well as extensive bus and road links.
Blackheath Village with its array of boutique shops, bars and restaurants is also close by.

LOCATION

. Close to the Heath
. Blackheath Village - 0.64 miles
. Greenwich Park - 0.45 miles
. Within easy reach of outstanding primary and secondary schools
. Canary Wharf - 2.53 miles
. The City (Bank) - 4.84 miles

BY RAIL

. DLR - Lewisham - 0.3 miles
. Underground - North Greenwich - Jubilee line - 2.46 miles
. British Rail - Lewisham 0.3 miles/ Blackheath - 0.65 miles
Journey times from Lewisham:
London Bridge - 12 minutes
Cannon Street - 18 minutes
Victoria - 24 minutes
Charing Cross - 21 minutes

MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 996 year and 1 months
Service Charge: £1200 per annum
Ground Rent: £0 Annually (subject to increase)
Council Tax Band: C
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

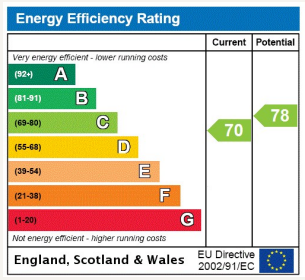
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences
Is object modified: False









For more information, scan the QR code or visit the link below

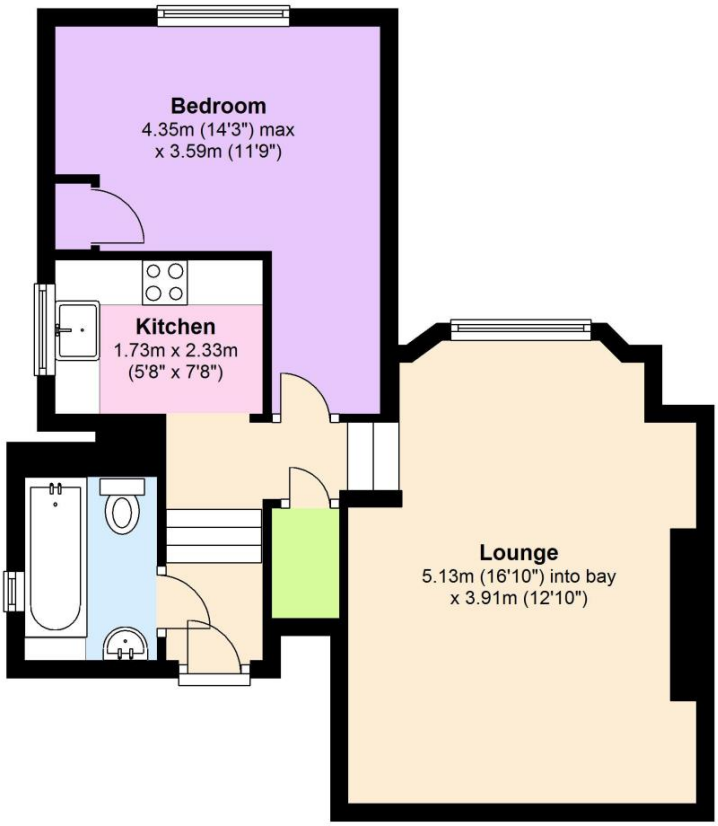
https://www.winkworth.co.uk/sale/property/BLA240144



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Upper Ground Floor

Approx. 43.7 sq. metres (470.6 sq. feet)



Total area: approx. 43.7 sq. metres (470.6 sq. feet)

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