



Belmont Hill, Lewisham, London, SE13

Offers in excess of £400,000 *Share of Freehold*



A spacious two double bedroom ground floor apartment set within gated Hillmore Court, with a private south-facing balcony and secluded views over the communal gardens, ideally located for Blackheath Village and Lewisham Station/DLR. Sold chain free.

KEY FEATURES

- ground floor apartment
- gated development
- private south-facing balcony
- leafy views over communal gardens
- off-street parking and share of freehold
- close to Blackheath Village and Lewisham Station/DLR



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...



Spanning 747 sq.ft / 69.3 sq.m, the accommodation comprises a generous reception room (15'9 x 11'11) with direct access to the balcony, an ideal spot for morning coffee or evening sun with a leafy outlook. A separate fitted kitchen sits alongside the living space, offering good worktop and storage provision. There are two genuine double bedrooms, both well-shaped and quietly positioned, served by a family bathroom. The flat is complemented by a welcoming entrance hall with useful space for coats, shoes and day-to-day storage, making it as practical as it is spacious.

Hillmore Court enjoys a gated setting with well-kept communal grounds and off-street parking. Sold chain free and with a share of the freehold, this is a superb opportunity for buyers seeking space, outdoor amenity and a convenient commuter location. Early viewing is recommended.

The property is in a very convenient location and is perfect for the commute into the City, West End or Canary Wharf with Lewisham Station and DLR within 0.38 miles and Blackheath Station 0.59 miles. Lewisham station gives direct access to London Bridge, Cannon Street, Waterloo East, Charing Cross and Victoria as well as Canary Wharf and Bank on the DLR. The popular open spaces of Blackheath Common, (0.48 miles), Greenwich Park, (1.13 miles), Hilly Fields, (1.12 miles) and Manor House Gardens, (1.02 miles), are all within a short walk. The popular street food Model Market is a few minutes' walk and there are several popular primary schools close by. Blackheath Village with its array of bars, restaurants and boutique shops is just a short walk away.



MATERIAL INFORMATION

Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £2600 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

EPC rating: To be confirmed

Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

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

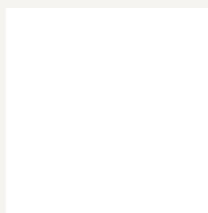
Last flood date:

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/BLA260131>

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.



Ground Floor

Gross internal floor area 747 sq ft 69.3 sq metres

Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.