



Dacre Park, Lewisham, London, SE13

£650,000 *Leasehold*

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A beautifully presented and particularly spacious three-bedroom split-level apartment, occupying the upper two floors of an attractive period house on Dacre Park, just 0.3 miles from Blackheath Station. Offered chain free, the property provides approximately 1,010 sq.ft of accommodation, together with a private section of rear garden.

KEY FEATURES

- beautiful period conversion
- split level
- three bedrooms
- direct access to 50ft garden
- close to Blackheath Village
- attractive kitchen and bathroom
- chain free



Blackheath

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The property combines bright, well-proportioned rooms with tasteful décor, large sash windows and a wonderfully airy feel throughout. A ground-floor entrance leads upstairs to the first-floor landing, where the impressive reception room extends across the front of the building. Measuring approximately 17'1 x 13'8, this lovely room features two large windows, wooden flooring and ample space for both relaxing and entertaining.

To the rear is a generous kitchen/breakfast room measuring approximately 13'4 x 11'8. Beautifully fitted with Shaker-style cabinetry, generous work surfaces and a Belfast-style sink, the kitchen also provides plenty of space for a dining table.

The second floor provides a principal bedroom measuring approximately 14' in length, a second bedroom and an adjoining third bedroom accessed through the principal room. This additional room offers excellent flexibility and could equally be used as a nursery, dressing room or home office. A stylish bathroom with a bath and shower over, together with useful landing storage, completes the accommodation.

Outside, the property benefits from a private section of rear garden, with lawn, established planting and a paved seating area providing a lovely setting for outdoor dining and relaxing.

Dacre Park is a highly desirable residential road, conveniently positioned for the bars, restaurants, cafés and boutique shops of Blackheath Village. Transport connections are excellent, with Blackheath Station approximately 0.3 miles away, Lewisham Station and DLR approximately 0.7 miles away, and Hither Green Station also approximately 0.7 miles away.

The area is particularly well served by green open spaces, with Blackheath Common and Manor House Gardens both approximately 0.4 miles away, while the magnificent Greenwich Park is approximately 0.8 miles away.



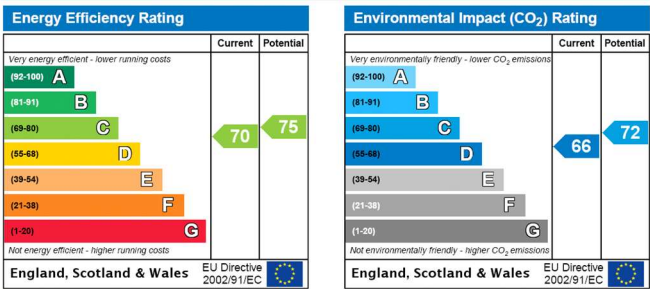
MATERIAL INFORMATION

Tenure: Leasehold
Term: tbc
Service Charge: £tbc per annum
Ground Rent: £ tbc Annually (subject to increase)
Council Tax Band: tbc
EPC rating: C
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



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

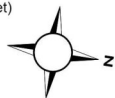
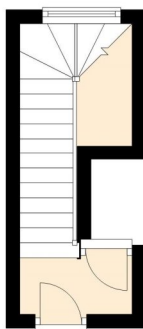


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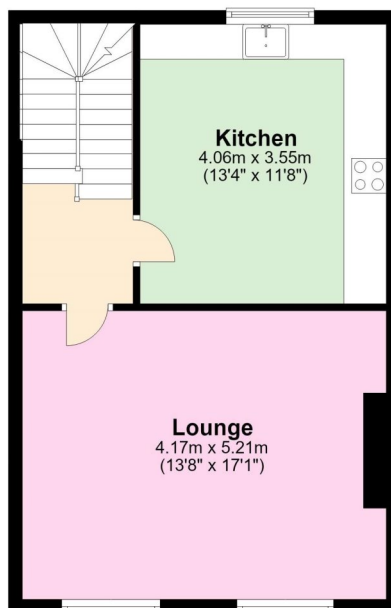
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



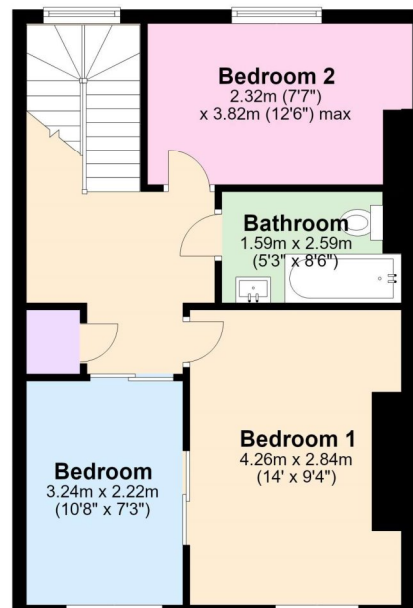
Ground Floor
Approx. 5.5 sq. metres (58.8 sq. feet)



First Floor
Approx. 43.5 sq. metres (467.8 sq. feet)



Second Floor
Approx. 44.9 sq. metres (483.4 sq. feet)



Total area: approx. 93.8 sq. metres (1010.0 sq. feet)

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