



Eton Grove, Lewisham, London, SE13

£1,450,000 *Freehold*

A beautifully presented four bedroom, two reception room family home located on this secluded cul-de-sac between Blackheath Village, Hither Green & Lewisham Station & DLR, sold chain free.



KEY FEATURES

- four storey Victorian home
- Blackheath Conservation Area
- chain free
- sought-after cul-de-sac
- moment from Blackheath Village & station
- Lewisham station & DLR nearby



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

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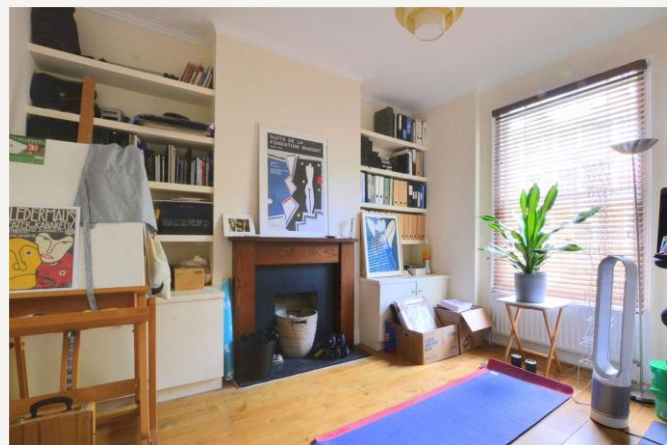
for every step...



Arranged over four floors the property is in excellent condition throughout and briefly comprises; a spacious and welcoming entrance hallway, off which are the two main reception rooms, the largest to the rear measuring 18'9x12'9 and with access onto the landscaped 40ft garden. The lower ground is where you'll find the versatile kitchen/dining room which also has access to the garden and WC. The first floor consists of two double bedrooms including the large (13'x12') master bedroom in addition to the main family bathroom. The top floor provides two further generously sized bedrooms and additional family shower room.

This is a wonderful home sold chain free, and your earliest viewing is highly recommended.

Eton Grove is a secluded cul-de-sac in a very desirable location. It is perfect for commuting into the city with Blackheath Station only 0.3 miles away, Lewisham Station and DLR is 0.7 miles and Hither Green is 0.6 miles. It is also close to all the bars, restaurants and boutique shops of Blackheath Village as well as the Ofsted outstanding primary schools of St Margaret's and John Ball. The popular open spaces of Blackheath Common, (0.4 miles), Greenwich Park, (0.8 miles), and Manor House Gardens, (0.4 miles), are all within a short walk.



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: F
EPC rating: E
Is the property listed: Property is not listed

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

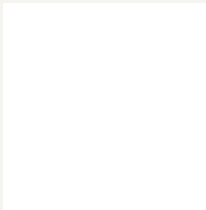
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

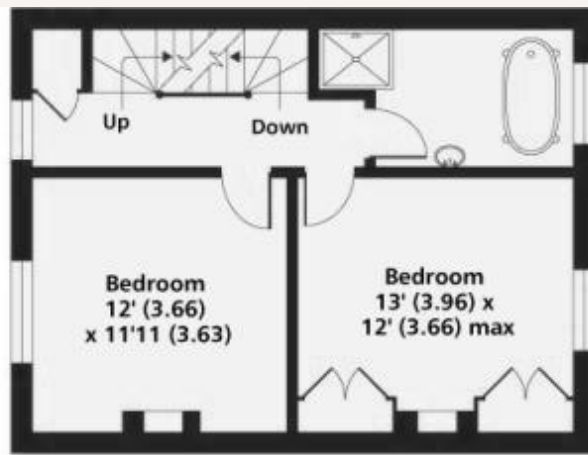
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA240166>

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.

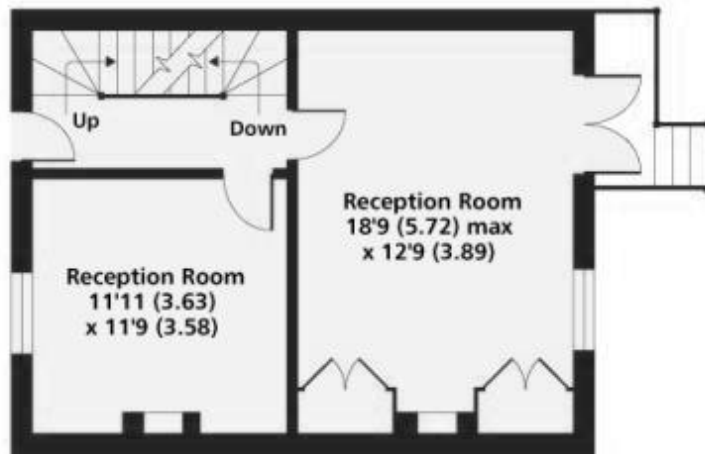




First Floor

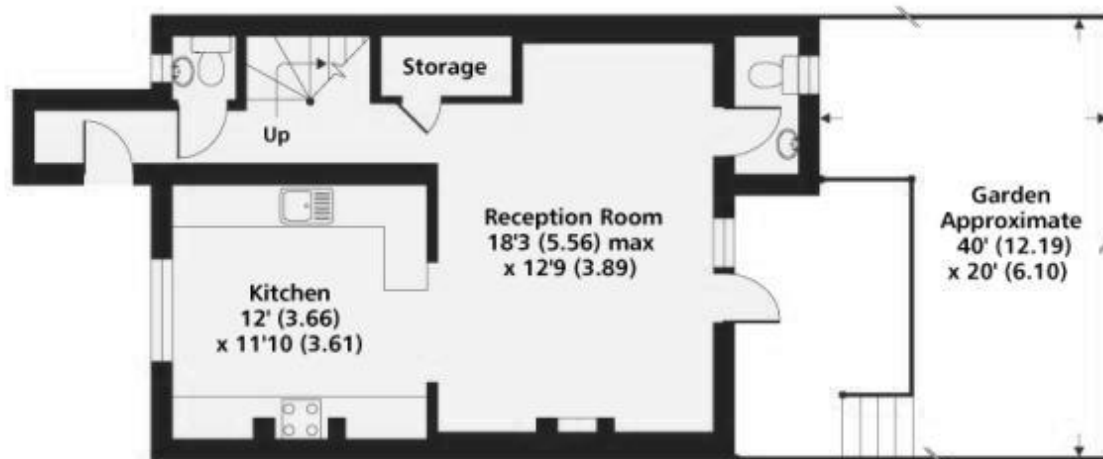


Second Floor



Ground Floor

Denotes restricted head height



Lower Ground Floor

Blackheath

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