



Lewisham Hill, Lewisham, London, SE13

£595,000 *Share of Freehold*

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A very large and well presented, two double bedroom, two bathroom period conversion with direct access to the communal garden, occupying the first floor of an attractive semi-detached Victorian house just moments from Lewisham mainline and DLR, with the open Heath, Blackheath Village and the amenities of Lewisham town centre all close by.

KEY FEATURES

- large period conversion
- two double bedrooms
- two bathrooms
- large kitchen diner
- direct access to communal garden
- share of freehold
- very close to station and shops



Blackheath

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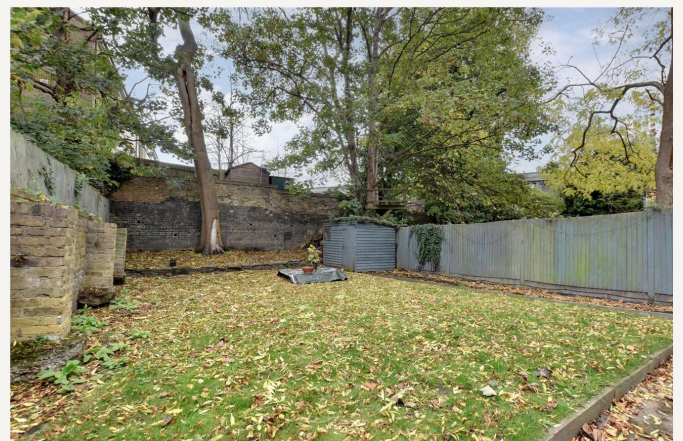
Inside, the layout flows naturally: a large 18'4 bright bay-fronted reception opens semi-open-plan to a generous, well-fitted modern kitchen/diner with excellent storage and worktop space; a door from here leads straight to the shared gardens, great for effortless indoor/outdoor living. Both bedrooms are proper doubles with the main bedroom boasting built in wardrobes and a smart ensuite shower room with a second modern. Direct garden access, first-floor position with high ceiling and a commuter-perfect road, make this an easy home to love and move straight into

Situated on Lewisham Hill, and a short walk from the open heath and Greenwich Park beyond, the property is 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.



Close to the Heath | Blackheath Village - 0.73 miles | Greenwich Park - 0.5 miles | Within easy reach of outstanding primary and secondary schools | Canary Wharf - 2.58 miles | The City (Bank) - 4.84 miles

BY RAIL DLR - Lewisham - 200 meters | British Rail - Lewisham 200 meters / Blackheath - 0.7 miles | Underground - North Greenwich - Jubilee line - 2.46 miles



MATERIAL INFORMATION

Tenure: Share of Freehold
Service Charge: £0 (paid as when works required 1/3rd share
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply

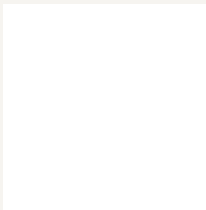
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

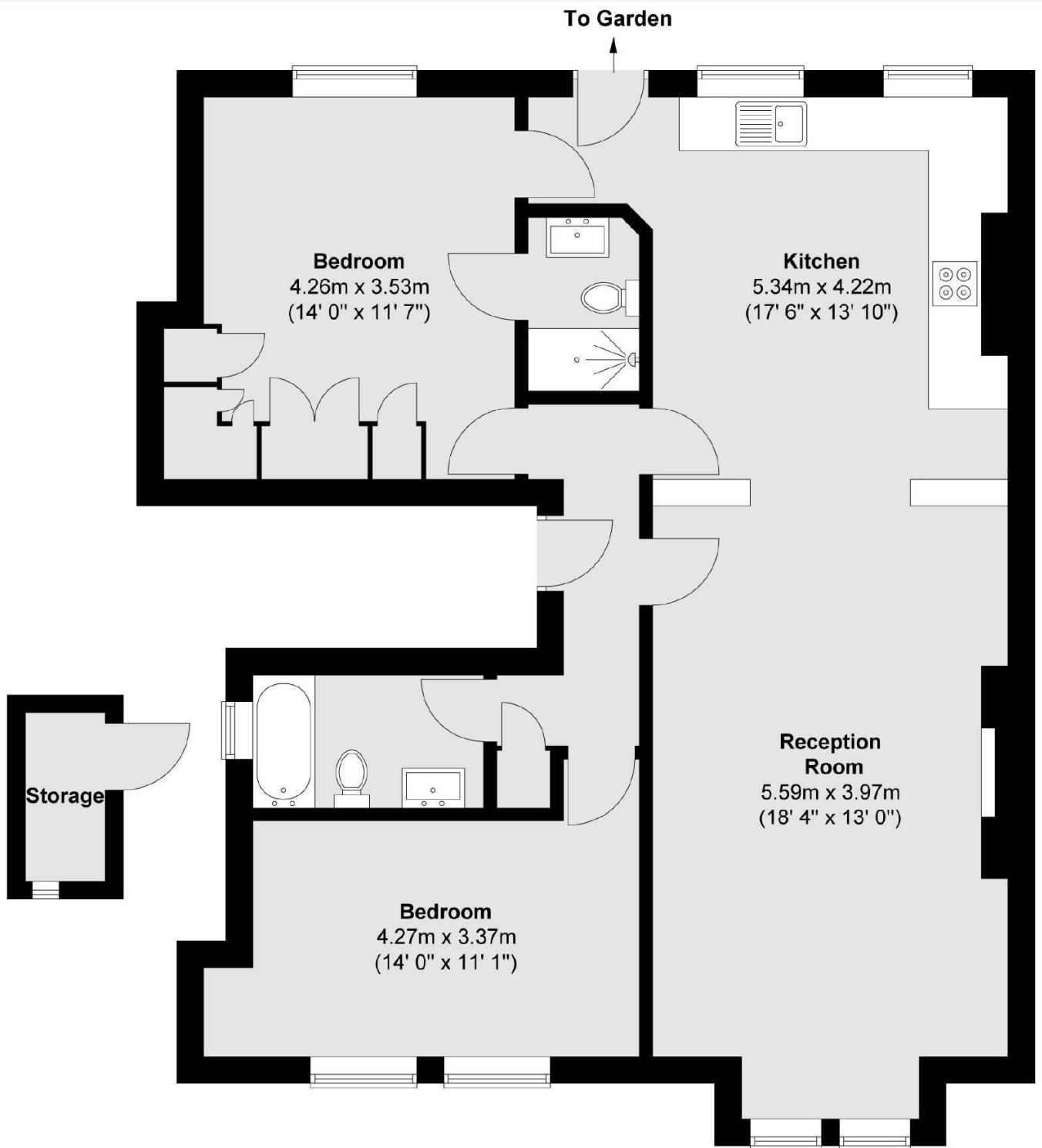
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA220459>

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.





Total area (approx.) : 89.5 sq. m (963 sq. ft)
 Total storage area (approx.) : 1.7 sq. m (18 sq. ft)

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