



ELIOT PARK, LEWISHAM, SE13 7EG  
OFFERS IN EXCESS OF £550,000 LEASEHOLD

LOCATED ON THE RAISED GROUND FLOOR WITHIN THIS IMPRESSIVE DETACHED VICTORIAN HOUSE IS THIS BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT WITH EXCEPTIONAL HIGH CEILINGS AND PERIOD FEATURES.

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### DESCRIPTION:

The property is in excellent condition and has a spacious feel throughout, with the 14'5 x 13'5 reception room allowing an enormous amount of light to flow through and makes a perfect living space. The master bedroom (12'4 x 13'2) is again a great size and has the added benefit of built in wardrobes.

Further benefits include a generously-sized second bedroom featuring original ornate cornicing, as well as a modern kitchen and recently refurbished, draft-proofed windows. A beautiful original timber wooden floor compliments the age of the building which also features a large, well-maintained, south-facing garden to the rear.

Situated in the Blackheath Conservation Area, Eliot Park is just a short walk from the open Heath and Greenwich Park beyond. Ideally located for easy access to local amenities including Lewisham town centre, with its huge range of shopping facilities and excellent transport links. Just a five minute walk away, Lewisham station is on the DLR and mainline train networks with direct links to London Bridge (10 minutes), Cannon Street (15 minutes), Charing Cross (20 minutes) and Victoria (20 minutes) and connections to key bus and road links. Blackheath Village - with its array of boutique shops, bars and restaurants - is also close by.

### AT A GLANCE

- two double bedrooms
- excellent condition throughout
- raised ground floor
- detached Victorian house
- close to Heath & Lewisham Station
- large communal garden
- long lease
- new kitchen and boiler
- loft space for additional storage



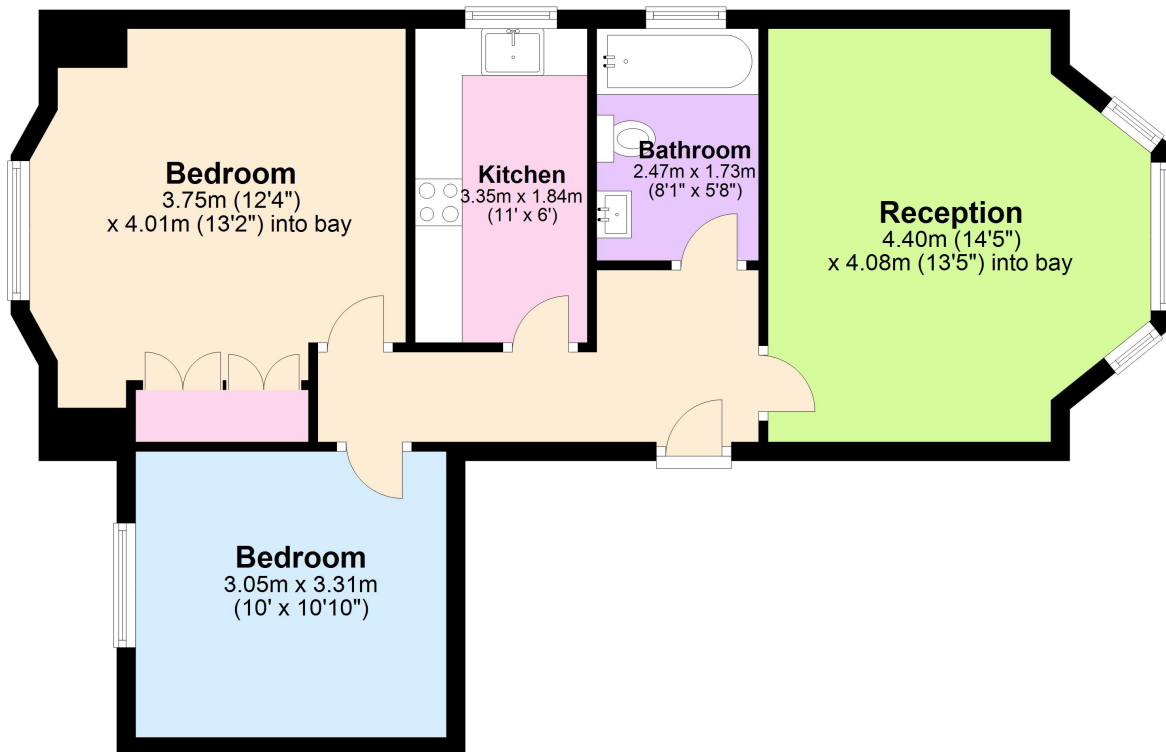






## Raised Ground Floor

Approx. 60.5 sq. metres (651.2 sq. feet)



Total area: approx. 60.5 sq. metres (651.2 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

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

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