



**ST. SWITHUNS ROAD, HITHER GREEN, LONDON, SE13 6RW**  
**GUIDE PRICE £500,000-£550,000 SHARE OF FREEHOLD**

**A LARGE AND VERSATILE THREE BEDROOM (PLUS A STUDY) SPLIT LEVEL VICTORIAN CONVERSION FLAT SPANNING OVER 1,000 SQ.FT WITH AN OUTSTANDING LANDSCAPED 110FT PRIVATE GARDEN LOCATED CLOSE TO HITHER GREEN STATION.**

Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

[winkworth.co.uk](http://winkworth.co.uk)

See things differently



## DESCRIPTION:

The accommodation is arranged over the upper two floors (plus an entrance on the ground floor) of a Victorian semi-detached house and briefly comprises; a 14'6 x 14'2 reception room, separate 10'8 x 10'0 kitchen, study, bathroom and a 14'2 x 10'3 third bedroom or second reception room. On the second floor is a very large 19'10 x 10'1 master bedroom, a second double bedroom and plenty of eaves storage, with the potential to extend into the eaves subject to planning permission. To the rear is an outstanding and huge newly landscaped private garden which extends to approx. 110ft.

This is a superb and versatile home and is sold with a share in the freehold. Your immediate viewing is essential. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

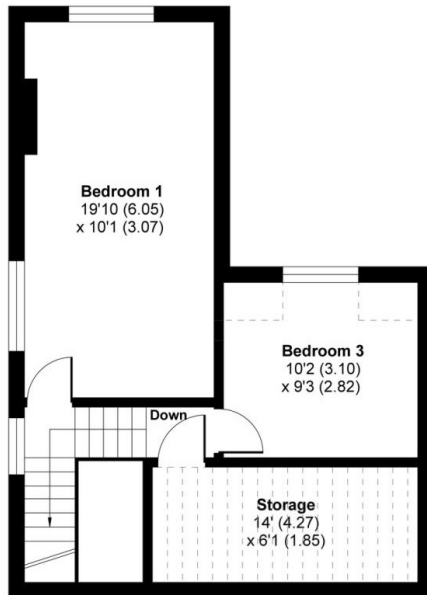
The property is very close to Hither Green station (0.2 miles), and within easy reach of both Ladywell Station, (0.65miles), and Lewisham Station & DLR, (0.89 miles). The popular open spaces of Manor House Gardens and Mountsfield Park are a short walk with the popular Blackheath Village just 1.1 miles away. The vibrant centre of Hither Green includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob's) a florist (Otto's Greenhouse) and Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever) and gastropub The Station Hotel. The ever improving Ladywell Village offers independent delis and shops and Lewisham has extensive shopping choices and is being enhanced by new investment, attracting new restaurants and amenities. There are several popular primary schools close by included the Ofsted "Outstanding" Brindishe Green Primary School.

## AT A GLANCE

- versatile maisonette
- three bedrooms
- study
- split level
- share of freehold
- huge 100ft landscaped garden
- close to shops
- close to station

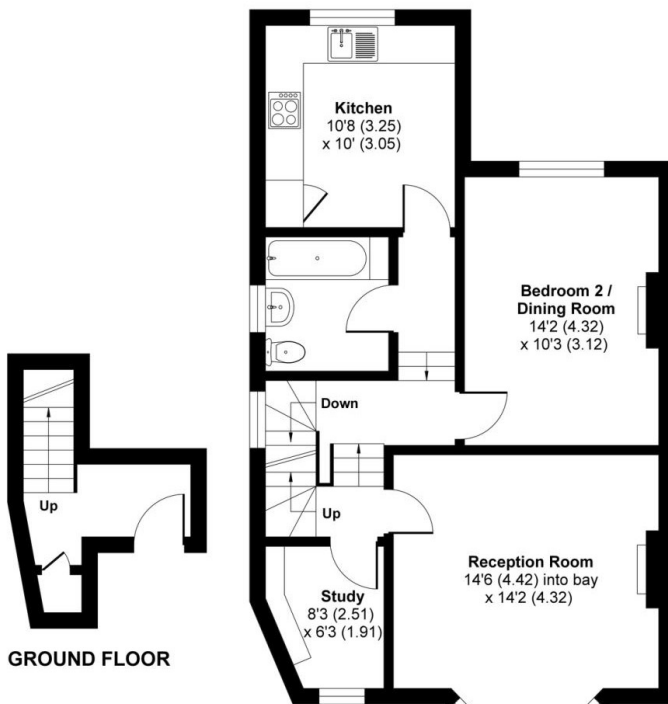




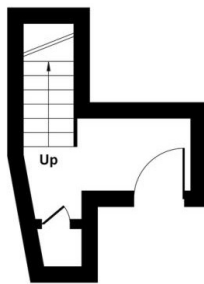


**SECOND FLOOR**

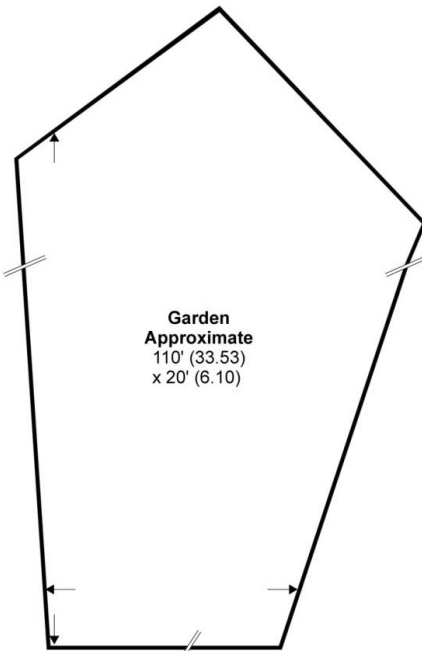
Denotes restricted head height



**FIRST FLOOR**



**GROUND FLOOR**



Approximate Area = 1071 sq ft / 99 sq m  
 Limited Use Area(s) = 99 sq ft / 9 sq m  
 Total = 1170 sq ft / 108 sq m

For identification only - Not to scale

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk



winkworth.co.uk

See things differently

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.