



Church Terrace, Lewisham, London, SE13

£900,000 *Freehold*

2 1 1

An exceptionally rare and distinctive two-bedroom semi-detached house, one of only two homes of this striking design on sought-after Church Terrace within the Blackheath Conservation Area.

Extending to approximately 1,050 sq ft, this beautifully presented contemporary home offers wonderfully individual architecture, excellent natural light, two separate outside spaces and electric gated off-street parking, all within a short walk of Blackheath Village.

KEY FEATURES

- striking contemporary design
- open-plan living space
- private courtyard garden
- large terrace with church views
- electric gated off-street parking
- chain free, close to Blackheath Village



Blackheath

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The ground floor is arranged around a superb open-plan living and entertaining space, with its sweeping curved design creating a real sense of character. The generous reception area flows seamlessly into a stylish bespoke fitted kitchen with extensive cabinetry and work surfaces, while large glazed doors open directly onto the pretty paved courtyard garden, allowing the living space to extend naturally outside. There is also a useful ground-floor cloakroom.

A striking sweeping staircase leads to the first floor. The front bedroom is particularly impressive, with extensive fitted storage and glazed doors opening onto a large private terrace enjoying attractive views towards the church. An adjoining ante-room with its own roof light provides excellent additional space and would work particularly well as a walk-in wardrobe, dressing room or home office.

The rear double bedroom also benefits from direct access to the spacious contemporary bathroom, which is fitted with both with shower over. A dedicated laundry area is conveniently positioned on the first-floor landing.

To the rear is a secluded paved courtyard garden, ideal for entertaining and relaxing, while the first-floor terrace provides a second excellent outside area. To the front, electric gates open onto secure off-street parking for one car, with the space also lending itself perfectly for use as an additional private front garden or courtyard when not required for parking.

Church Terrace is conveniently located just a six-minute walk from Blackheath station, providing regular services to London Bridge in approximately 12 minutes, Cannon Street, Charing Cross and Victoria. Lewisham station and DLR are also within walking distance, providing excellent connections towards Canary Wharf and the City.

Blackheath Village offers an excellent selection of independent boutiques, cafés, restaurants and bars, together with its popular Sunday farmers' market. The open spaces of Blackheath, Greenwich Park and Manor House Gardens are all close by, while historic Greenwich and its numerous attractions, including the Royal Observatory, Cutty Sark, National Maritime Museum and Queen's House, are also within easy reach.

The area is particularly well served by highly regarded schools, including John Ball, St Margaret's Lee C of E Primary School and All Saints' C of E Primary School, together with a number of popular nurseries.

An exceptional and highly individual home in a superb Blackheath location, offered to the market chain free.



MATERIAL INFORMATION

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

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

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	70	82
England, Scotland & Wales EU Directive 2002/91/EC		

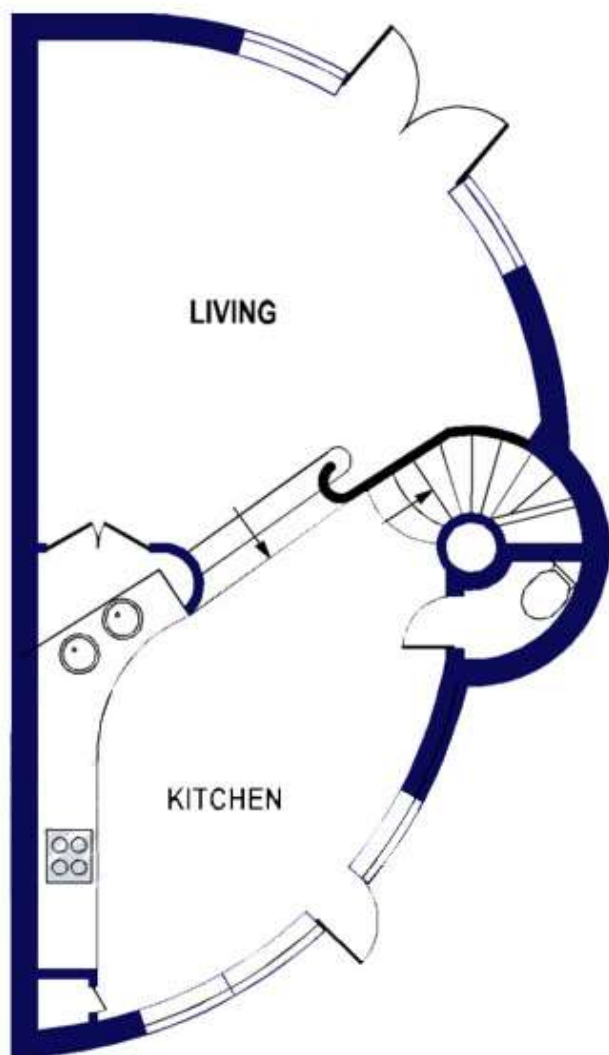
For more information, scan the QR code or visit the link below



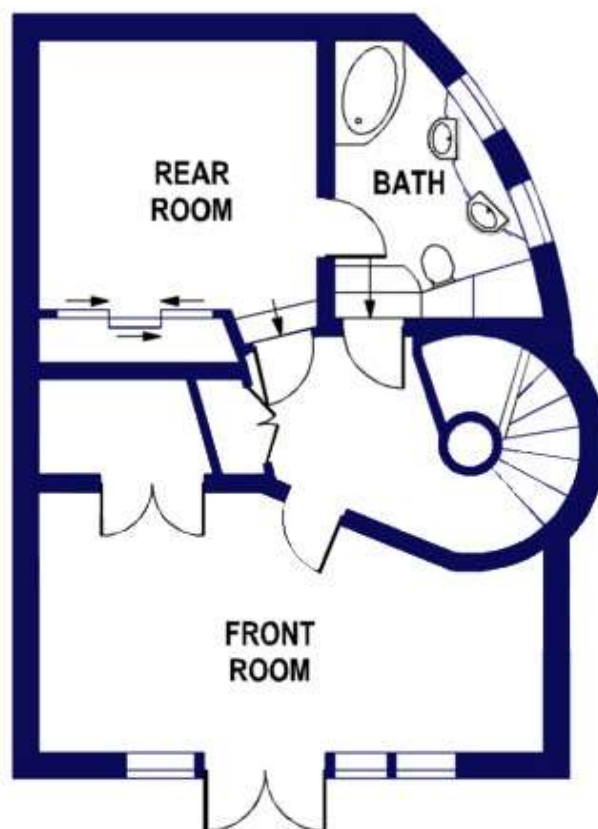
<https://www.winkworth.co.uk/sale/property/BLA220059>

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
GROSS INTERNAL
FLOOR AREA 551 SQ FT**



**FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 499 SQ FT**

APPROX. GROSS INTERNAL AREA 1050 sq.ft / 97.54sq.m

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