



LEWISHAM HILL, LEWISHAM, LONDON, SE13 7PD
OIRO £375,000 LEASEHOLD

**FOUND ON THE THIRD FLOOR OF THIS PURPOSE BLOCK
 LOCATED JUST OFF THE HEATH AND VERY CLOSE TO THE
 STATION AND DLR, IS THIS SPACIOUS TWO DOUBLE
 BEDROOM APARTMENT SPANNING IN EXCESS OF 700 SQ.FT**

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

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DESCRIPTION:

The property is in very good decorative order with wood laminate flooring, double glazed windows and gas fired central heating. The accommodation comprises; large entrance hall with storage and utility cupboard, a large 15'7 x 12'7 living room and an attractive modern kitchen with wooden worktops. There is a large 14'5 x 10'11 master bedroom, a generous 10'10 x 9'11 second double bedroom and a superb modern bathroom with a double walk-in shower. The property has the additional benefit of residents parking to the front and communal gardens.

This is a great apartment and viewing is highly recommended. Video tour can be seen at Winkworth.co.uk

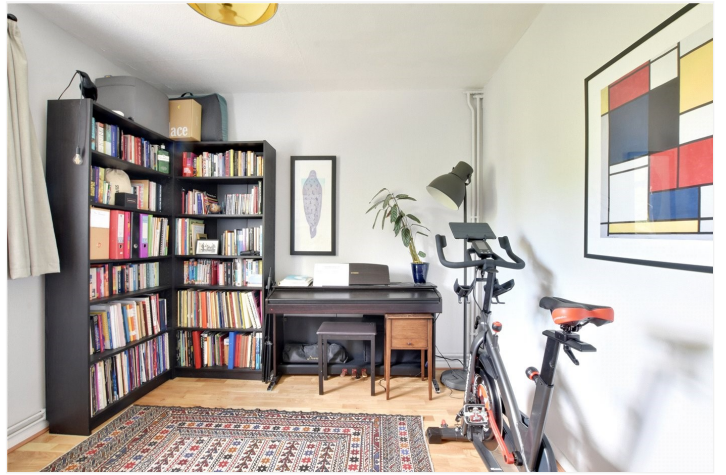
Lewisham Hill is a sought after road located on the edge of the heath and the ideal location to take advantage of local amenities in almost all directions. Walking east, just 0.72 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.75 miles to the north you will find the historic Greenwich town centre and Royal Greenwich Park is just 900 metres away. Finally to the south, the convenience of Lewisham Station's over ground and DLR service is only 275 metres away. The property is also close to both All Saints and John Ball Primary Schools.

BY RAIL. DLR - Lewisham - 0.26 miles. Underground - North Greenwich - Jubilee line - 2.46 miles. British Rail - Lewisham 0.3 miles/ Blackheath - 0.67 miles. Journey times from Lewisham: London Bridge - 12 minutes Cannon Street - 18 minutes Victoria - 24 minutes Charing Cross - 21 minutes

AT A GLANCE

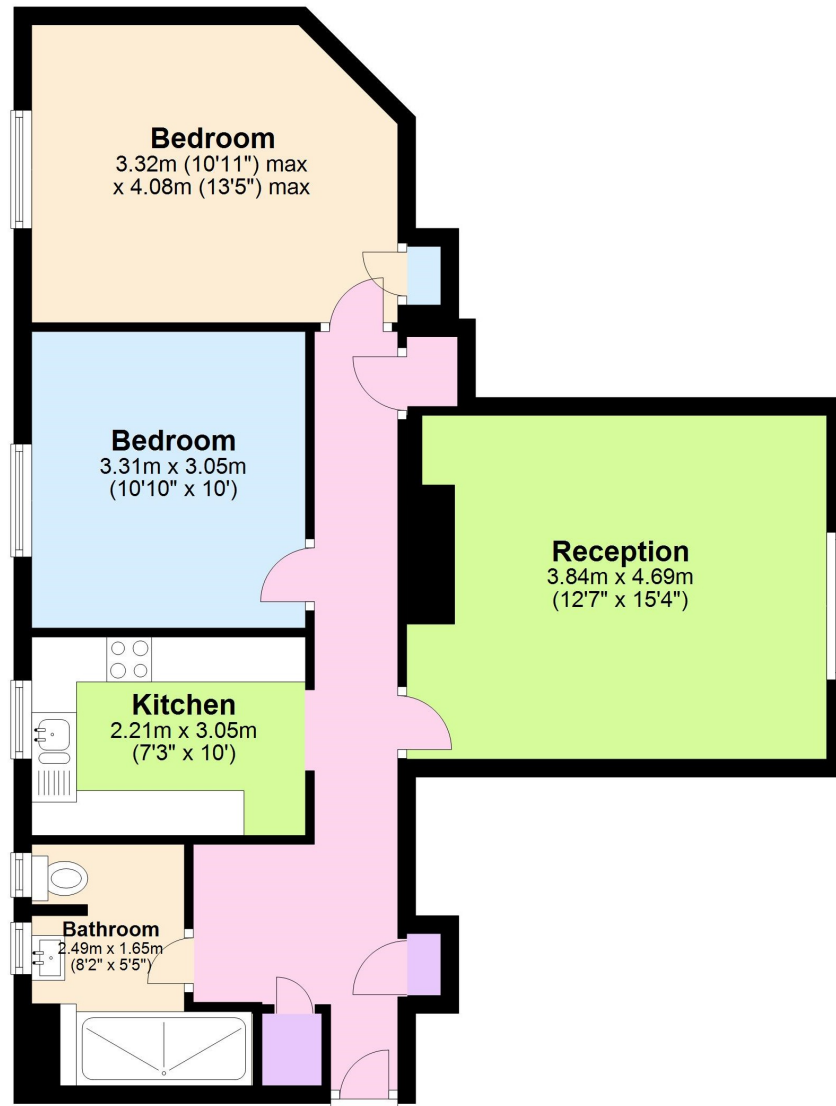
- spacious apartment
- two double bedrooms
- modern kitchen and bathroom
- long lease
- third floor
- residents parking
- very close to Heath
- very close to station





Third Floor

Approx. 66.9 sq. metres (720.5 sq. feet)



Total area: approx. 66.9 sq. metres (720.5 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
74	80
England, Scotland & Wales EU Directive 2002/91/EC	

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