



CEDARS CLOSE, BELMONT HILL, LEWISHAM, LONDON, SE13 5DP
GUIDE PRICE £375,000-£400,000 LEASEHOLD

**A VERY LARGE ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT
 EXTENDING TO APPROXIMATELY 615 SQ.FT, QUIETLY
 POSITIONED WITHIN THIS HIGHLY SOUGHT-AFTER GATED
 DEVELOPMENT JUST MOMENTS FROM BOTH BLACKHEATH
 VILLAGE AND LEWISHAM AND SOLD CHAIN FREE.**

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

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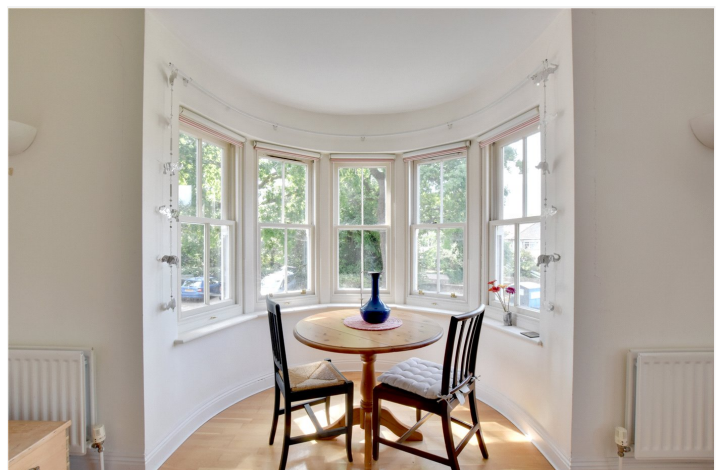


DESCRIPTION:

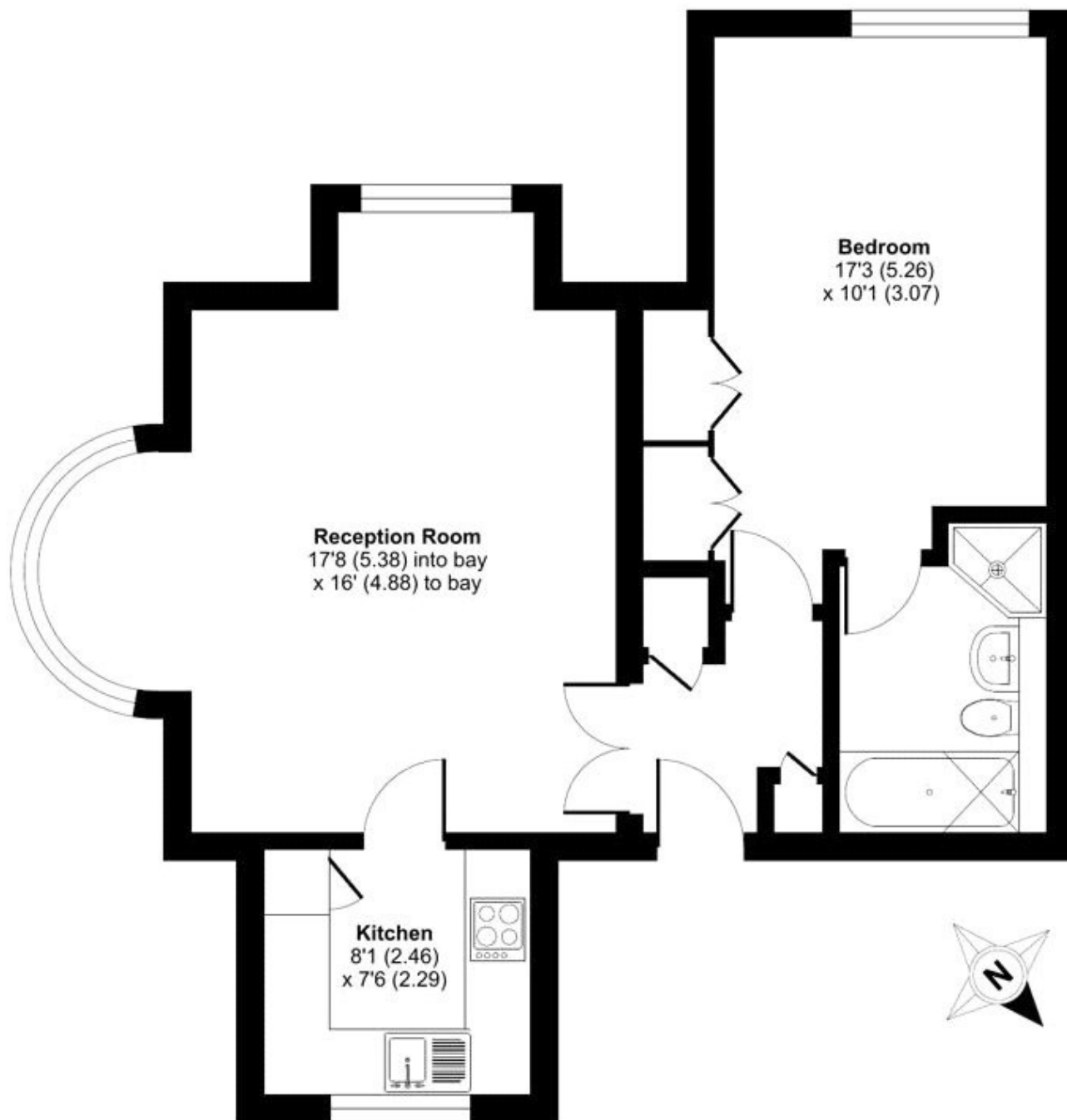
Forming part of a private, well-maintained development with lovely communal gardens, this larger-than-average apartment features a 17'8 x 16' living room with a distinctive feature bay window, ideal for a dining table, and ample space for a sofa suite and additional furniture. The separate kitchen is flooded with natural light from dual windows and is well appointed with a full range of fitted cabinets and integrated appliances including oven, hob, extractor, fridge, and freezer. The 17'3 x 10' bedroom is an excellent size and offers double built-in wardrobes, while the modern bathroom includes both a bathtub and a separate shower cubicle. Further benefits include gas central heating, double glazing, secure entry, and allocated off-street parking within the gated grounds.

This is a fantastic apartment and is sold chain free. Your earliest viewing is highly recommended.

Cedars Close enjoys a prime location off Belmont Hill, perfectly positioned within walking distance of both Blackheath Village and Lewisham Town Centre. This sought-after area offers exceptional convenience for commuters, with Blackheath Station and Lewisham Station (with DLR) both under half a mile away, providing direct links to London Bridge, Cannon Street, Waterloo East, Charing Cross, Victoria, Canary Wharf, and Bank. The area also benefits from excellent transport options including bus routes, riverboat services, the Greenwich foot tunnel, and the Emirates cable car, making it highly accessible to the City, Canary Wharf, and central London, one of the many reasons it's so popular with young professionals and commuters. The O2 Arena is also nearby for world-class entertainment and events. Blackheath Village offers an array of boutique shops, acclaimed restaurants, lively bars, and the Farmers' Market, while Greenwich maintains a charming, historic village feel. Here, you'll find iconic landmarks such as the Royal Observatory, the National Maritime Museum, the spectacularly restored Cutty Sark and the impressive Old Royal Naval College. Greenwich's covered market is one of London's finest, attracting visitors from across the capital. For outdoor enthusiasts, the property is within easy reach of several popular open spaces, including Blackheath Common (0.43 miles), the expansive Royal Greenwich Park (0.56 miles), Hilly Fields (1.09 miles), and Manor House Gardens (1.05 miles). There is a selection of highly regarded local primary schools further enhance the appeal of this fantastic location.







FIRST FLOOR

Approximate Area = 615 sq ft / 57.1 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	76 C
39-54	E		
21-38	F		
1-20	G		

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