



**BELMONT HILL, LEWISHAM, SE13 5AX**  
**£195,000 LEASEHOLD**

**OFFERED TO THE MARKET CHAIN FREE IS THIS WELL-LOCATED STUDIO APARTMENT SET WITHIN A CHARACTERFUL PERIOD CONVERSION ON THE DESIRABLE BELMONT HILL, JUST MOMENTS FROM BLACKHEATH VILLAGE AND LEWISHAM.**

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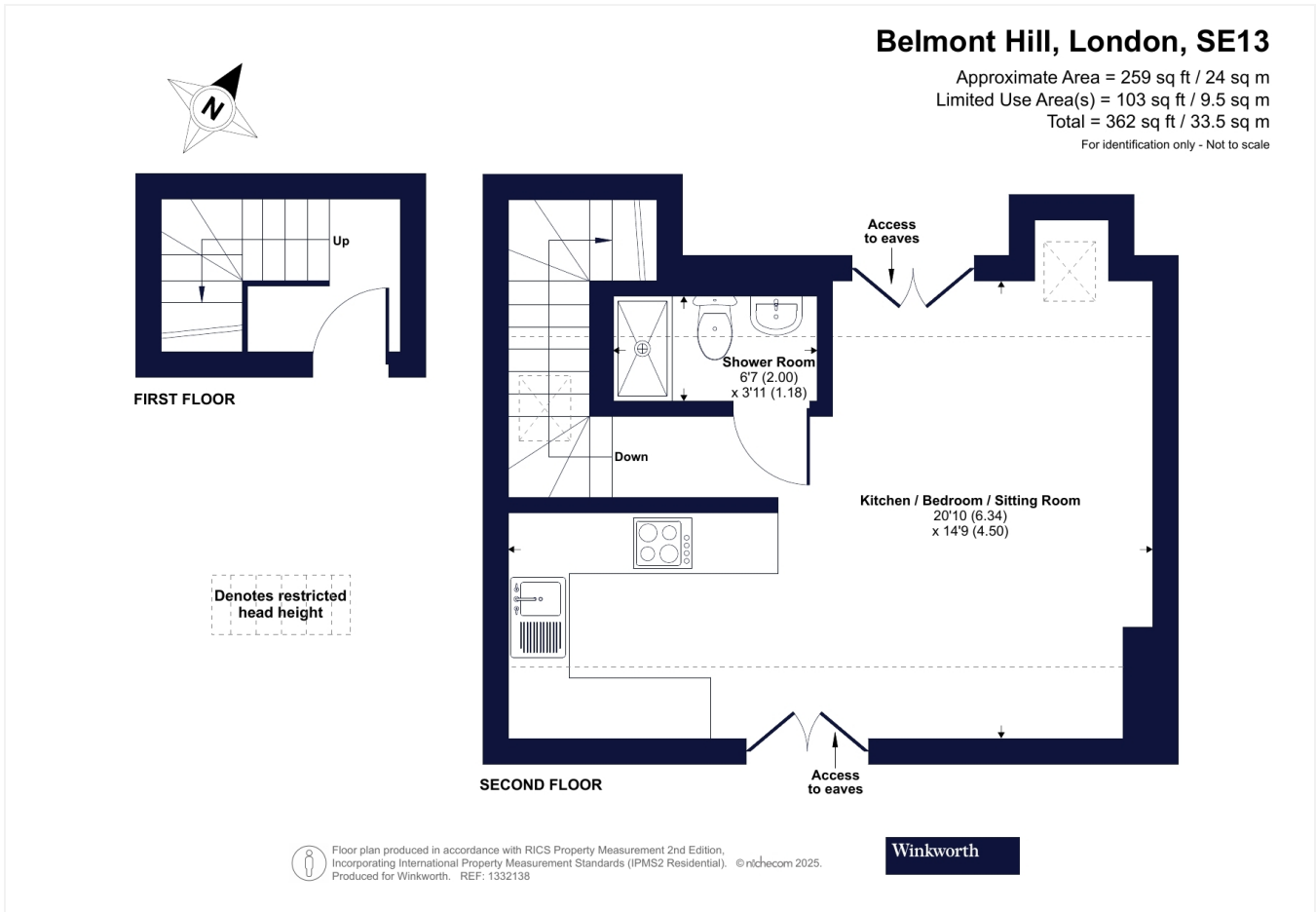
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## DESCRIPTION:

Found on the second (top) floor, this studio offers a practical layout with defined living and sleeping areas, a separate fitted kitchen, and bathroom. The property is in good condition throughout with potential to enhance even further making it an excellent opportunity for first-time buyers or investors to personalise and add value.

Belmont Hill is perfectly positioned for both convenience and lifestyle. Just a short stroll from the vibrant Blackheath Village (0.7 miles), you'll find an array of boutique shops, restaurants, cafés, pubs, and a popular farmers market. The open expanse of Blackheath Common (0.5 miles) and the spectacular Royal Greenwich Park (0.75 miles) are both within easy walking distance, offering exceptional green space alongside iconic historic landmarks such as the Royal Observatory, National Maritime Museum, and the Cutty Sark.

For commuters, Lewisham Station (0.25 miles) offers direct services into London Bridge, Cannon Street, Charing Cross, Waterloo East, and Victoria, as well as DLR access to Canary Wharf and Bank, making it ideal for City, West End, and Docklands access. Other travel options nearby include DLR, bus, riverboat, foot tunnel, and even the Emirates cable car, connecting you seamlessly across the capital.



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	59 D	69 C
39-54	E		
21-38	F		
1-20	G		

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