



## Walerand Road, Lewisham, London, SE13

£575,000 *Share of Freehold*

2  1  1 

Occupying the lower two floors of this handsome Victorian terrace is this substantial two bedroom split-level maisonette extending to approx. 100.7 sq. metres (1,084 sq. ft.) with a 60ft private garden, share of the freehold and chain free.

### KEY FEATURES

- substantial split-level Victorian maisonette
- 60ft private garden
- requires modernisation with scope to reconfigure
- high ceilings, sash bays and generous rooms
- close to heath, Greenwich Park and Blackheath Village
- Lewisham DLR/mainline ~0.3 miles



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The property now requires modernisation throughout but offers an excellent opportunity for a buyer to update and reconfigure to their own taste. Features include high ceilings, large sash bay windows, generous room proportions, and gas fired central heating, together with a superb 60ft private rear garden.

With its own private entrance at ground floor level, the accommodation briefly comprises: an entrance hall, a very large double bedroom, bathroom, and a separate galley kitchen with storeroom. Stairs rise to the first floor which is currently arranged with a superb 16'9 x 14'6 bay-fronted room used as the main reception, a second spacious double bedroom and a separate WC on the half landing.

The garden is a real feature of the property, a private 60ft rear garden, mainly laid to lawn with mature trees and shrubs, providing a wonderful space for outdoor dining and entertaining. Offered to the market chain free, this is an ideal purchase for those seeking a sizeable period home with flexible accommodation, a generous private garden and excellent potential.



Situated on Walerand Road, a quiet residential road off Lewisham Hill, and a short walk from the open heath and Greenwich Park beyond, the property is ideally located for easy access to all necessary local amenities including Lewisham town centre with its huge range of shopping facilities as well the plentiful transport options with the DLR and mainline stations in Lewisham as well as extensive bus and road links. Blackheath Village with its array of boutique shops, bars and restaurants is also close by.

Close to the Heath | Blackheath Village - 0.64 miles | Greenwich Park - 0.45 miles | Within easy reach of outstanding primary and secondary schools | Canary Wharf - 2.53 miles | The City (Bank) - 4.84 miles

#### BY RAIL

DLR - Lewisham - 0.3 miles | British Rail - Lewisham 0.3 miles / Blackheath - 0.65 miles | Underground - North Greenwich - Jubilee line - 2.46 miles

Journey times from Lewisham:

London Bridge - 12 minutes | Cannon Street - 18 minutes | Victoria - 24 minutes | Charing Cross - 21 minutes





MATERIAL INFORMATION

**Tenure:** Share of Freehold  
**Term:** 976 year and 3 months  
**Council Tax Band:** D  
**EPC rating:** D  
**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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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



<https://www.winkworth.co.uk/sale/property/BLA250691>

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.





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