



**DACRE PARK, LEWISHAM, SE13 5DD**  
**OFFERS IN EXCESS OF £650,000 LEASEHOLD**

**SPANNING 1,120 SQ. FT AND WITH DIRECT ACCESS TO A PRIVATE GARDEN IS THIS SPACIOUS THREE BEDROOM, SPLIT LEVEL PERIOD CONVERSION FOUND IN THIS PRIME LOCATION CLOSE TO BLACKHEATH VILLAGE AND STATION, SOLD CHAIN FREE.**

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## DESCRIPTION:

Occupying the top two floors (first and second) of this impressive four storey Victorian home, the accommodation comprises; a large (13'6x18'6) living room and a 14'1x 12/2 kitchen/dining room. The top floor consists of three generously sized bedrooms, the largest measuring 13'5x9'8 and the modern family bathroom. To the rear and with direct access from the flat, is a delightful 45ft private garden.

This is a wonderful home and your earliest viewing is highly recommended.

The property is in a very desirable location and is perfect for the commute into the City with Blackheath Station only 0.3 miles away, Lewisham Station and DLR is 0.7 miles and Hither Green is 0.7 miles and close proximity to all the bars, restaurants and boutique shops of Blackheath Village. The popular open spaces of Blackheath Common, (0.4 miles), Greenwich Park, (0.8 miles), and Manor House Gardens, (0.4 miles), are all within a short walk.

## AT A GLANCE

- three bedrooms
- split level apartment
- chain free
- garden
- 1,120 sq. ft
- close to Blackheath Village
- moments from station

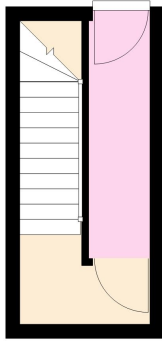






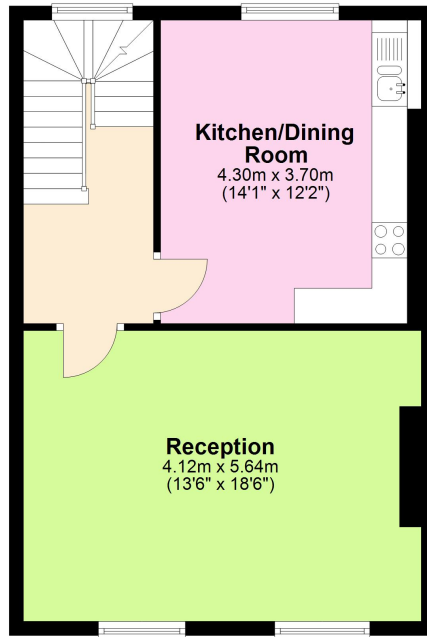
### Ground Floor

Approx. 7.9 sq. metres (85.4 sq. feet)



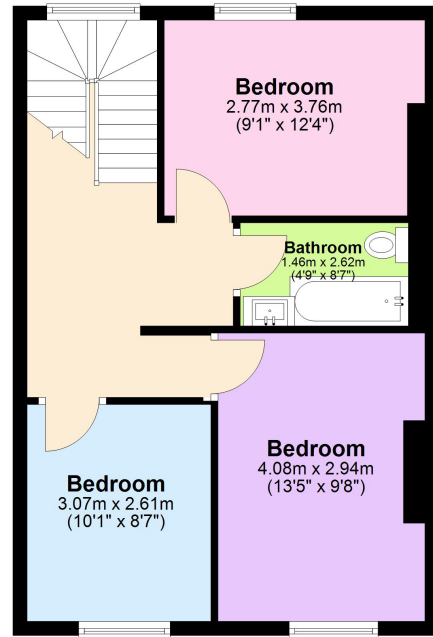
### First Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



### Second Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



Total area: approx. 104.1 sq. metres (1120.8 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		

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