



Eliot Hill, Lewisham, London, SE13

£699,995 *Share of Freehold*

3 1 1

A wonderfully spacious and characterful three-bedroom first-floor conversion apartment, occupying part of an attractive Victorian semi-detached villa and enjoying a superb position moments from the open heath.

KEY FEATURES

- conversion apartment
- private balcony
- spacious reception room
- flexible dining room / bedroom
- 60ft south-facing garden
- share of freehold
- close to Blackheath and Lewisham



Blackheath

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The property is currently used as two bedroom with the third bedroom opened to the reception space.

The property offers generous proportions throughout, with high ceilings, period character, leafy outlooks to both the front and rear and the added benefit of a private balcony.

The accommodation is centred around an impressive reception room, providing an excellent amount of space for both relaxing and entertaining. From here, doors open directly onto the private balcony, which enjoys an attractive outlook over the surrounding gardens. A separate dining room provides further flexible living space and could also be arranged as a third bedroom, home office or occasional guest room if required.

There is a well-proportioned separate kitchen, together with two generous double bedrooms and a family bathroom. Throughout the apartment there is an appealing sense of space and character, with the generous room sizes and flexible layout providing plenty of scope for a purchaser to create a particularly impressive home.

To the rear is a beautiful mature communal garden, extending approximately 60ft and enjoying a desirable southerly aspect. The garden is not overlooked and includes a dedicated seating and barbecue area, creating a wonderful outdoor space rarely found with an apartment of this type.

The property is offered with a share of freehold and a very long remaining lease, further adding to its appeal.

Eliot Hill is a highly sought-after road positioned on the edge of the heath and ideally placed for an excellent choice of amenities in almost every direction. Blackheath Village is approximately 0.64 miles away, offering its excellent array of independent shops, bars, restaurants and cafés, while historic Greenwich town centre is approximately 0.69 miles away and Greenwich Park is just 740 metres from the property. Lewisham station, providing both mainline and DLR services, is particularly convenient at approximately 0.26 miles away. The property is also well placed for both All Saints and John Ball Primary Schools.

Transport connections are excellent, with regular services from Lewisham to London Bridge, Cannon Street, Charing Cross and Victoria, making this an exceptionally convenient location for commuters while retaining easy access to the heath, Greenwich Park and the amenities of Blackheath Village.



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MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 999 year and 0 months
Service Charge: £462.85 (Building Insurance) & £210 (Gardener)
Council Tax Band: E
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

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	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

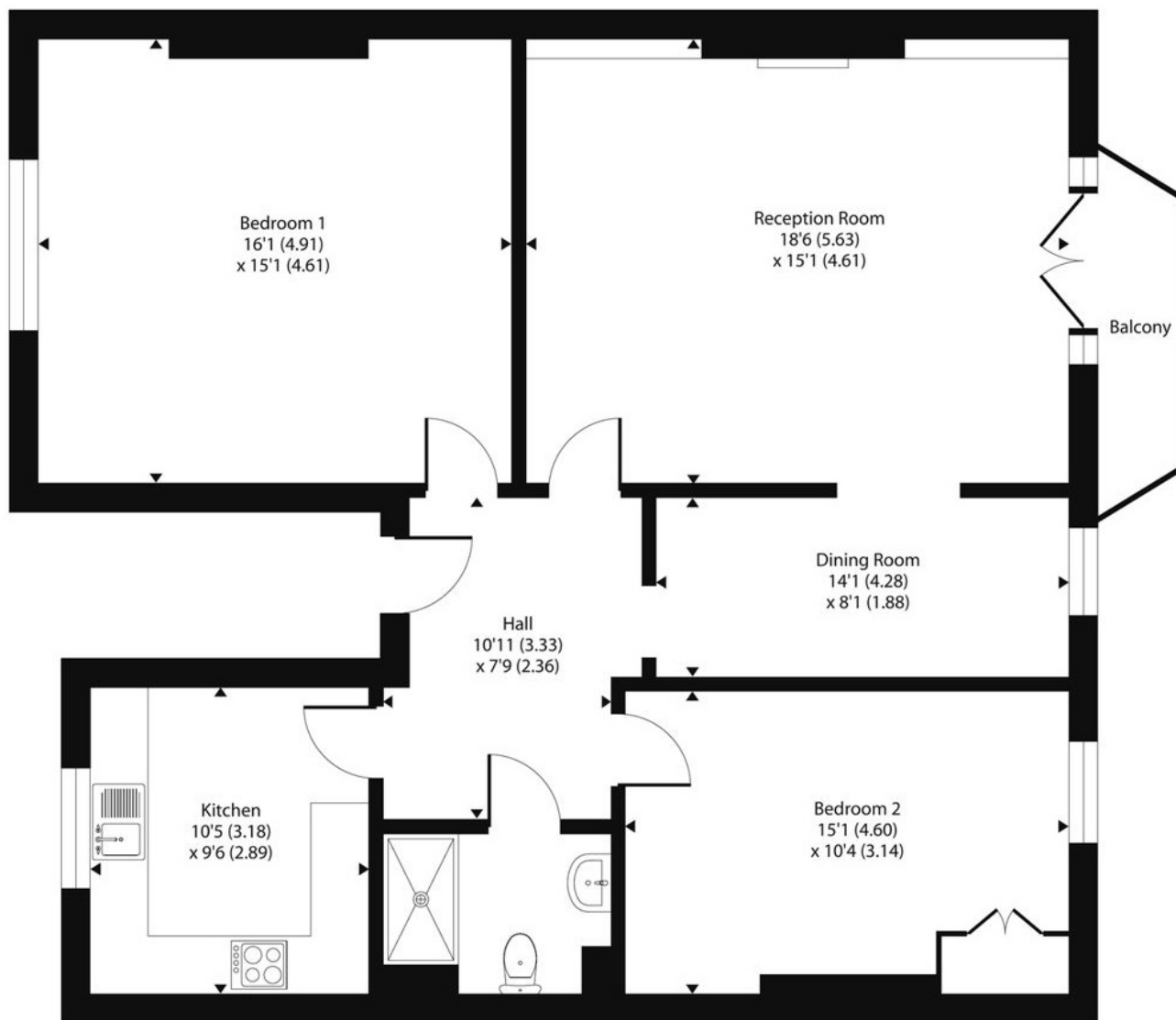
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<https://www.winkworth.co.uk/sale/property/BLA260283>

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.





First floor

Approximate Area = 1034 sq ft / 96 sq m

For identification only - Not to scale

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