



BELMONT PARK, LEWISHAM, SE13 5BJ
£539,000 FREEHOLD

**A GENEROUSLY SIZED THREE BEDROOM MODERN HOME
SPANNING 912 SQ. FT, LOCATED CLOSE TO BLACKHEATH
VILLAGE, MANOR HOUSE GARDENS AND LEWISHAM
STATION & DLR, SOLD CHAIN FREE.**

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



DESCRIPTION:

The property is in good condition throughout and briefly comprises; a large (13'8x12'7) front reception room, to the rear is the modern kitchen and separate utility room, from which you have access onto the private rear garden. Upstairs you'll find three well sized bedrooms, the master measuring 13'x10'4 with built in wardrobes in addition to the main family bathroom.

This is a wonderful home and your earliest viewing is essential. Video tour can be seen at Winkworth.co.uk

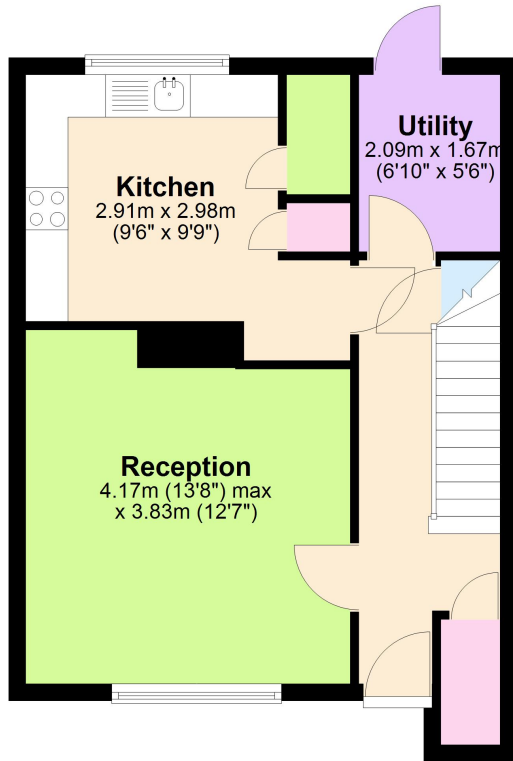
Belmont Park is a very desirable location. It is perfect for commuting into the city with Blackheath Station only 0.4 miles away, Lewisham Station and DLR is 0.7 miles and Hither Green is 0.6 miles. It is also close to all the bars, restaurants and boutique shops of Blackheath Village as well as the Ofsted outstanding primary schools of St Margaret's and John Ball. The popular open spaces of Blackheath Common, (0.5 miles), Greenwich Park, (0.8 miles), and Manor House Gardens, (0.26 miles), are all within a short walk.





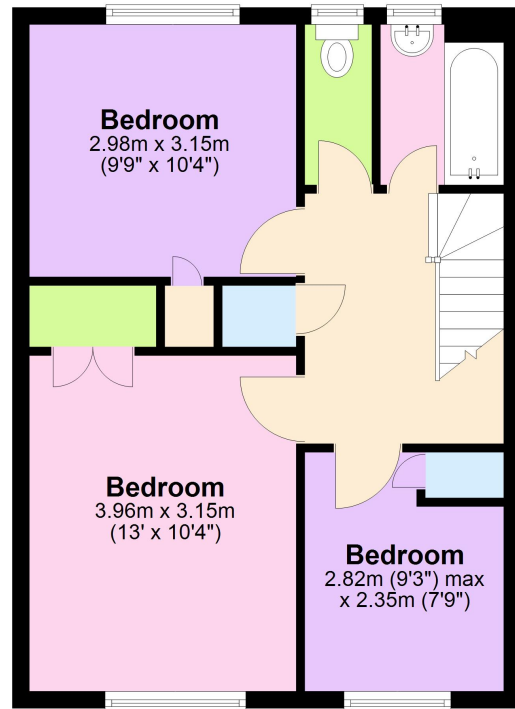
Ground Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.8 sq. feet)



Total area: approx. 84.7 sq. metres (912.1 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		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		