



BLESSINGTON ROAD, LEWISHAM, LONDON, SE13 5FW
GUIDE PRICE £400,000-£425,000 LEASEHOLD

A BEAUTIFULLY PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM MODERN APARTMENT LOCATED JUST 1/2 MILE FROM BLACKHEATH VILLAGE, SOLD CHAIN FREE WITHIN THIS BEAUTIFUL DEVELOPMENT FOR OVER 57'S ONLY.

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

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DESCRIPTION:

Found on the garden floor (with lift access), the property is in excellent decorative order and the accommodation comprises; entrance hall with two storage cupboards (one of which is very large), a spacious reception room with a private balcony overlooking communal gardens and a 20'11 kitchen diner with attractive modern kitchen. There is a very large 15'5 master bedroom with built in wardrobes and a very large jack and jill ensuite bathroom with a second smaller double bedroom to the front.

Residents have the use of three lifts, communal lounge, landscaped gardens, a conservatory, library area and summer room.

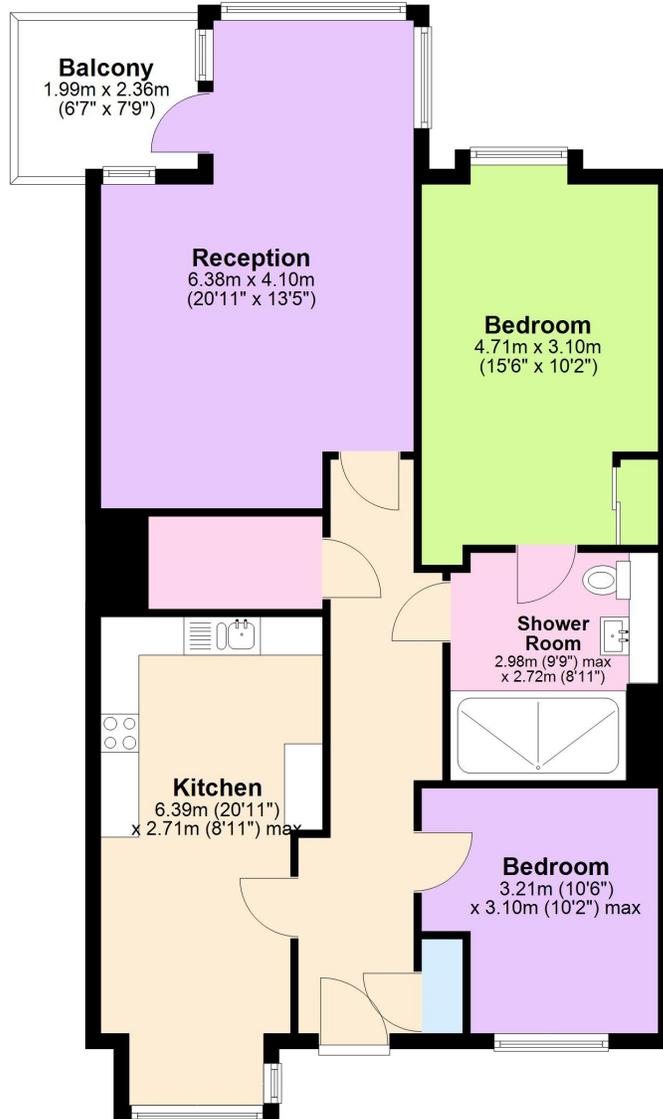
Situated just ½ mile from Blackheath Village, residents enjoy easy access to an array of amenities including bars, restaurants, boutique shops, a farmers market, and a mainline station. The magnificent Royal Greenwich Park, located just 0.87 miles away, offers serene green spaces, while Greenwich town centre boasts historical landmarks such as the Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the restored Cutty Sark. For local convenience, Manor House Gardens with its children's play park and farmers market is a mere three-minute walk away. Additionally, the area offers a range of dining and shopping options, including the M&S Food Court and various independent establishments such as La Delice, Found Hope Store, Drink@Bob's, Otto's Greenhouse, Sapore Vero, and Park Fever. Transportation is seamless with Hither Green Station providing access to Central London and London Bridge in just 11 minutes. Other nearby transport options include Blackheath Station, offering connections to London Bridge, Charing Cross, Victoria, and more. With access to the DLR, London Overground, buses, riverboats, foot tunnels, and cable cars, commuting to Canary Wharf, the City, and central London is effortless. With its convenient location, excellent transport links, and renowned schools, the area is increasingly popular among young professionals and commuters. The nearby O2 adds to the area's appeal, offering entertainment and leisure options for residents and visitors alike.





Ground Floor

Approx. 86.5 sq. metres (931.4 sq. feet)



Total area: approx. 86.5 sq. metres (931.4 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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