



LEWISHAM HILL, LEWISHAM, SE13 7PL
GUIDE PRICE £400,000-£425,000

FOUND ON THE FIRST FLOOR OF THIS IMPRESSIVE VICTORIAN HOUSE, IS THIS TWO BEDROOM APARTMENT LOCATED JUST OFF THE HEATH, CLOSE TO THE STATION, AND DLR AND SOLD CHAIN FREE.

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DESCRIPTION:

Spanning 639 sq. ft the property briefly comprises; a large (15'10x14'7) reception/ dining room, there are two bedrooms, both with built in wardrobes, the largest measuring 15'9x7'9 in addition to the family bathroom and separate kitchen. The property is in fair decorative order but would benefit from modernisation although does benefit from sash windows, gas fired central heating and a large communal garden to the rear. There is also an allocated off-street parking space to the rear of the property.

The property is sold chain free and viewing is highly recommended. Video tour can be seen at winkworth.co.uk

Lewisham Hill is a sought road located on the edge of the heath and the ideal location to take advantage of local amenities in almost all directions. Walking east, just 0.64 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.69 miles to the north you will find the historic Greenwich town centre and Royal Greenwich Park is just 740 metres away. Finally, to the south, the convenience of Lewisham Station's over ground and DLR service is only 0.26 miles. The property is also close to both All Saints and John Ball Primary Schools.

BY RAIL . DLR - Lewisham - 0.26 miles. Underground - North Greenwich - Jubilee line - 2.46 miles. British Rail - Lewisham 0.3 miles/ Blackheath - 0.67 miles. Journey times from Lewisham: London Bridge - 12 minutes Cannon Street - 18 minutes Victoria - 24 minutes Charing Cross - 21 minutes





Lewisham Hill, London, SE13

APPROX. GROSS INTERNAL FLOOR AREA 639 SQ FT 59.3 SQ METRES



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		
39-54	E		
21-38	F		
1-20	G		

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