



BELMONT GROVE, LEWISHAM, LONDON, SE13 5DW
£425,000 SHARE OF FREEHOLD

LOCATED JUST 0.4 MILES FROM LEWISHAM STATION (MAINLINE & DLR) AND 0.5 MILES TO BLACKHEATH VILLAGE, IS THIS LARGE ONE DOUBLE BEDROOM PERIOD CONVERSION OCCUPYING THE FIRST FLOOR OF THIS GRAND FOUR STOREY SEMI-DETACHED VICTORIAN HOUSE WITH COMMUNAL GARDEN AND SOLD CHAIN FREE.

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DESCRIPTION:

The accommodation comprises; a light and airy main entrance and hallway, a spacious 16'10 living room which is semi open plan to the modern well equipped kitchen. There is a good sized 14'4 x 13'3 double bedroom, a utility area housing the washing machine and freezer and a bright bathroom. The property further benefits from a large communal garden (shared with just one other flat), first come first serve parking and a share in the freehold. The apartment is in good decorative order with high ceilings, sash windows, cornicing and gas fired central heating.

This is a lovely apartment and your immediate viewing is essential. Video tours can be seen at Winkworth.co.uk

Belmont Grove is a popular cul-de-sac perfectly positioned within walking distance of both Blackheath Village and Lewisham Town Centre. This sought-after area offers exceptional convenience for commuters, with Blackheath Station and Lewisham Station (with DLR) both under half a mile away, providing direct links to London Bridge, Cannon Street, Waterloo East, Charing Cross, Victoria, Canary Wharf, and Bank. The area also benefits from excellent transport options including bus routes, riverboat services, the Greenwich foot tunnel, and the Emirates cable car, making it highly accessible to the City, Canary Wharf, and central London—one of the many reasons it's so popular with young professionals and commuters. The O2 Arena is also nearby for world-class entertainment and events.

Blackheath Village offers an array of boutique shops, acclaimed restaurants, lively bars, and the Farmers' Market, while Greenwich maintains a charming, historic village feel. Here, you'll find iconic landmarks such as the Royal Observatory, the National Maritime Museum, the spectacularly restored Cutty Sark and the impressive Old Royal Naval College. Greenwich's covered market is one of London's finest, attracting visitors from across the capital.

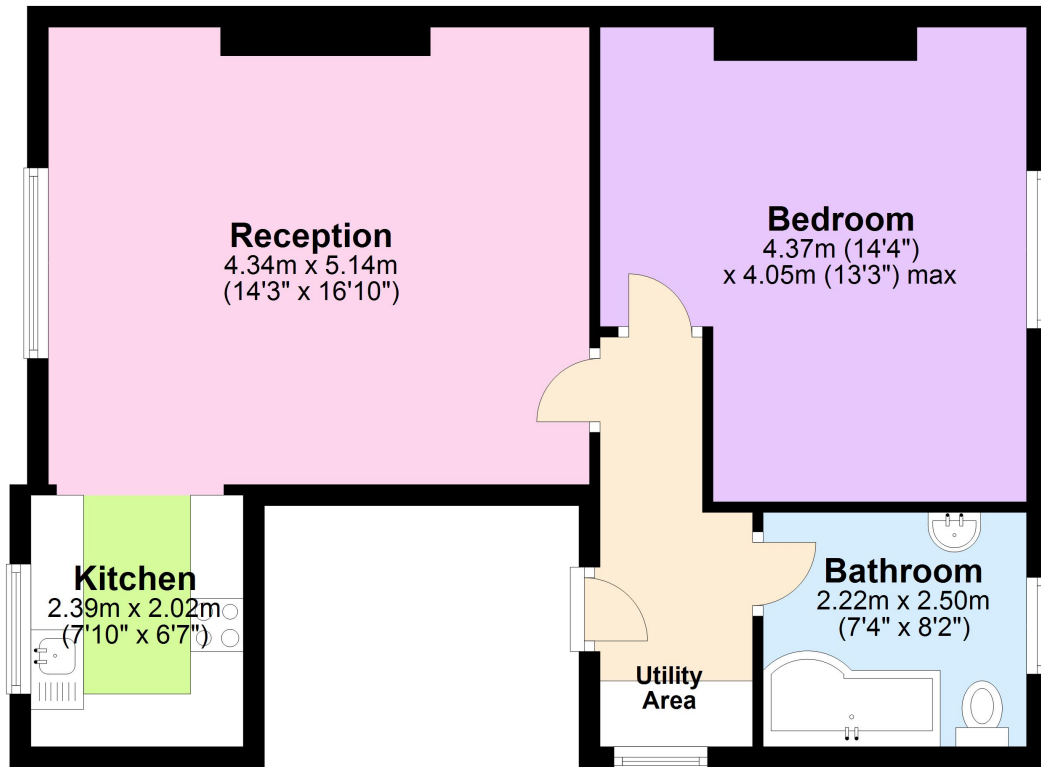
For outdoor enthusiasts, the property is within easy reach of several popular open spaces, including Blackheath Common (0.43 miles), the expansive Royal Greenwich Park (0.56 miles), Hilly Fields (1.09 miles), and Manor House Gardens (1.05 miles). There is a selection of highly regarded local primary schools further enhancing the appeal of this fantastic location.





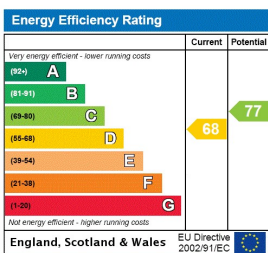
First Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



Total area: approx. 49.4 sq. metres (531.4 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.



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