



Glenton Road, Lewisham, London, SE13

GUIDE PRICE £400,000-£425,000 *Share of Freehold*

Guide Price £400,000-£425,000. A spacious two bedroom period conversion occupying the first floor of this impressive four storey Victorian house in this popular location close to Blackheath village and Lewisham Station and DLR, sold chain free.

2  1  1 

KEY FEATURES

- two bedrooms
- first floor
- chain free
- share of freehold
- close to stations
- Manor House Gardens nearby



Blackheath

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The accommodation briefly comprises; a spacious and airy lounge, two generously sized bedrooms in addition to the modern kitchen and family bathroom with overhead shower. This property is in good condition with sash windows, gas fired central heating and is also sold with a share in the freehold.

This is a great conversion flat and your immediate viewing is highly recommended. Video tour can be seen at winkworth.co.uk

The property is in a very desirable location and is perfect for the commute into the city with both Blackheath and Hither Green Stations only 0.5 miles away, and Lewisham Station and DLR is 0.7 miles away. The property is in close proximity to local shops and Sainsbury's at Lee Green. The popular open spaces of Manor House Gardens, (0.2miles), Blackheath Common, (0.6miles), and Greenwich Park, (0.9 miles), are all within a short

Share of freehold
Ground Rent: n/a
Service Charges: £600 pa paid monthly

Local Authority: Lewisham
Tax Band: C

N.B. These details have been provided by the vendor. Any interested party should have these checked by a solicitor as part of the purchase process.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 0 year and 0 months
Service Charge: £600 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: C
EPC rating: D
Is the property listed: Property is not listed

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

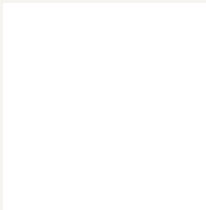
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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
Is object modified: False



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

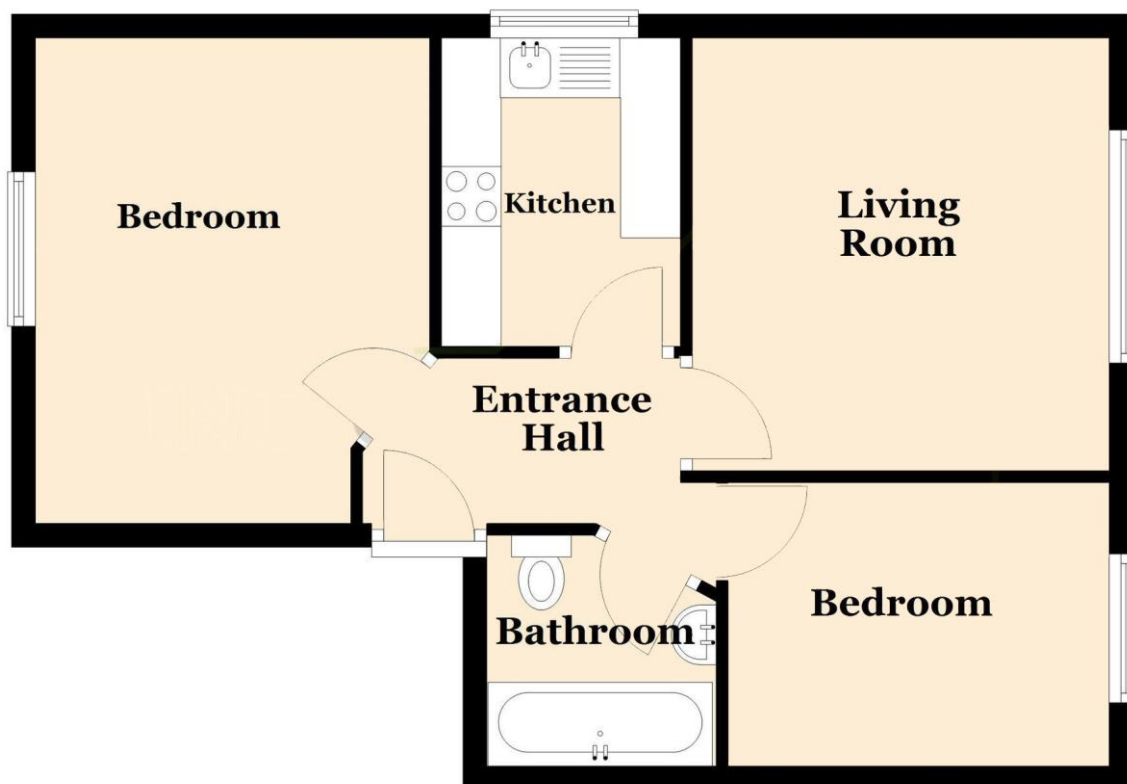
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA250783>

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.





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