



LEE CHURCH STREET, LEWISHAM, LONDON, SE13 5SF
£400,000 LEASEHOLD

**JUST A SHORT WALK FROM BLACKHEATH VILLAGE AND
 MANOR HOUSE GARDENS, IS THIS VERY SPACIOUS TWO
 DOUBLE BEDROOM SPLIT LEVEL MAISONETTE WITH
 DIRECT ACCESS TO A LARGE PRIVATE.**

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

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DESCRIPTION:

Arranged over the ground and first floors and with a private entrance, the accommodation comprises: entrance hall, a spacious and separate modern kitchen and large living room with wood flooring and feature alcove storage. Upstairs are two double bedrooms including a large master bedroom with built in wardrobes, and an attractive modern bathroom. To the rear and with direct access from the reception room, is a superb 30ft west facing garden with terrace, artificial lawn and shed. This is an excellent flat offering great space and value, your immediate viewing is highly recommended.

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 (0.93 miles) 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 Foods.

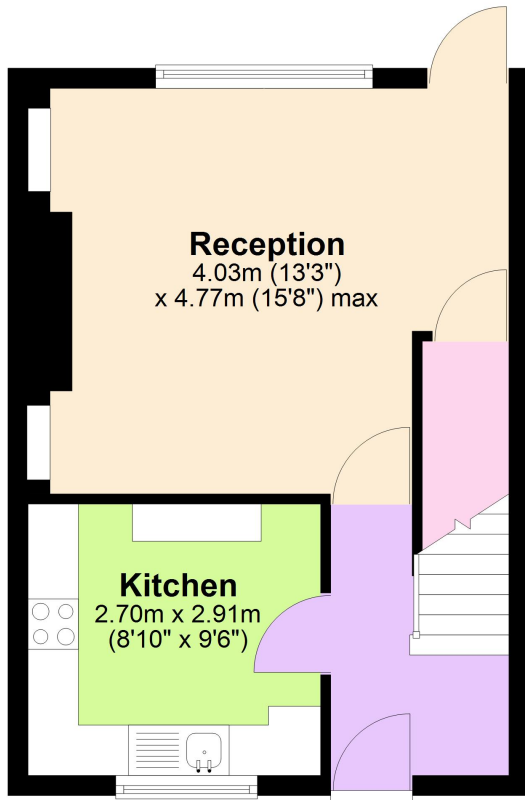
Transportation is seamless with Hither Green Station providing access to Central London and London Bridge in just 11 minutes. Other nearby transport options include Blackheath Station, offering connections to London Bridge, Charing Cross, Victoria, and more. With access to the DLR, London Overground, 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.





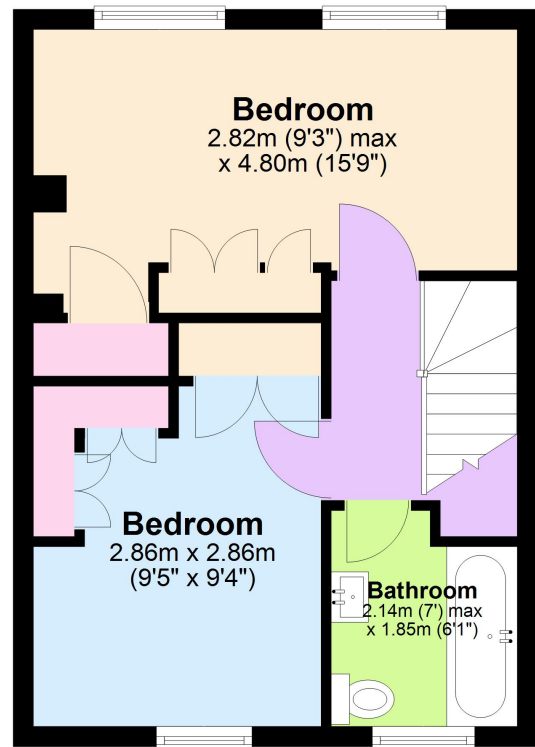
Ground Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



First Floor

Approx. 33.2 sq. metres (357.9 sq. feet)



Total area: approx. 65.8 sq. metres (708.5 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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