



Church Terrace, Lewisham, London, SE13

Guide Price £675,000-£700,000 *Leasehold*

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Occupying the top floor of an elegant Grade II listed period residence on one of Blackheath's most prestigious tree lined roads, this exceptional three bedroom apartment extending to approximately 1,077 sq.ft / 100 sq.m.

KEY FEATURES

- impressive three bedroom top floor apartment
- approximately 1,077 sq.ft / 100 sq.m.
- set within an elegant Grade II listed period residence
- superb 19'4 reception room
- principal bedroom with en-suite
- private south-facing garden section & off-street parking



Blackheath

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Beautifully maintained, the property effortlessly combines period character with contemporary styling. At its heart is a magnificent 19'4 x 14'7 reception room, centred around a charming working fireplace and providing an impressive space for both entertaining and everyday living. The separate kitchen/breakfast room is well appointed and enjoys an attractive outlook to the front.

The accommodation further comprises three bedrooms, including an excellent principal bedroom measuring 14'7 x 14'5 with an en-suite shower room featuring underfloor heating, a second generous double bedroom of 15'7 x 11'2, a third bedroom and a beautifully presented family bathroom.

A particular feature of the property is the private section of south-facing garden extending to approximately 44 ft, providing a wonderful space for al fresco dining and entertaining. The property further benefits from off-street parking.

Church Terrace is conveniently located and is just a 6 minutes' walk from Blackheath station, which is within easy reach of London Bridge (12 minutes), Cannon Street (23 minutes), Charing Cross (25 minutes) and Victoria (29 minutes). Lewisham station (Zone 2), with direct DLR connection to Canary Wharf, is also within walking distance.

Several Ofsted-rated outstanding schools are well within the catchment area including John Ball, St Margaret's Lee C of E Primary School and All Saints' C of E Primary School. There are also several excellent nurseries within walking distance.

Blackheath's vibrant village offers an array of boutiques, coffee shops, restaurants and bars, a popular Sunday farmers' market as well as some exceptional parks which include Blackheath's famous Heath, Greenwich Park (with one of London's finest views over the river, the City and Canary Wharf) and Manor House Gardens. Royal Greenwich, the National Maritime Museum, The Queen's House, the Painted Hall, The Royal Observatory, the Cutty Sark, the Excel Centre and the O2, one of Europe's finest music venues, are all close by.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 178 year and 0 months
Service Charge: £665 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: E
EPC rating: D
Is the property listed: Property is Grade II listed

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

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:



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

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



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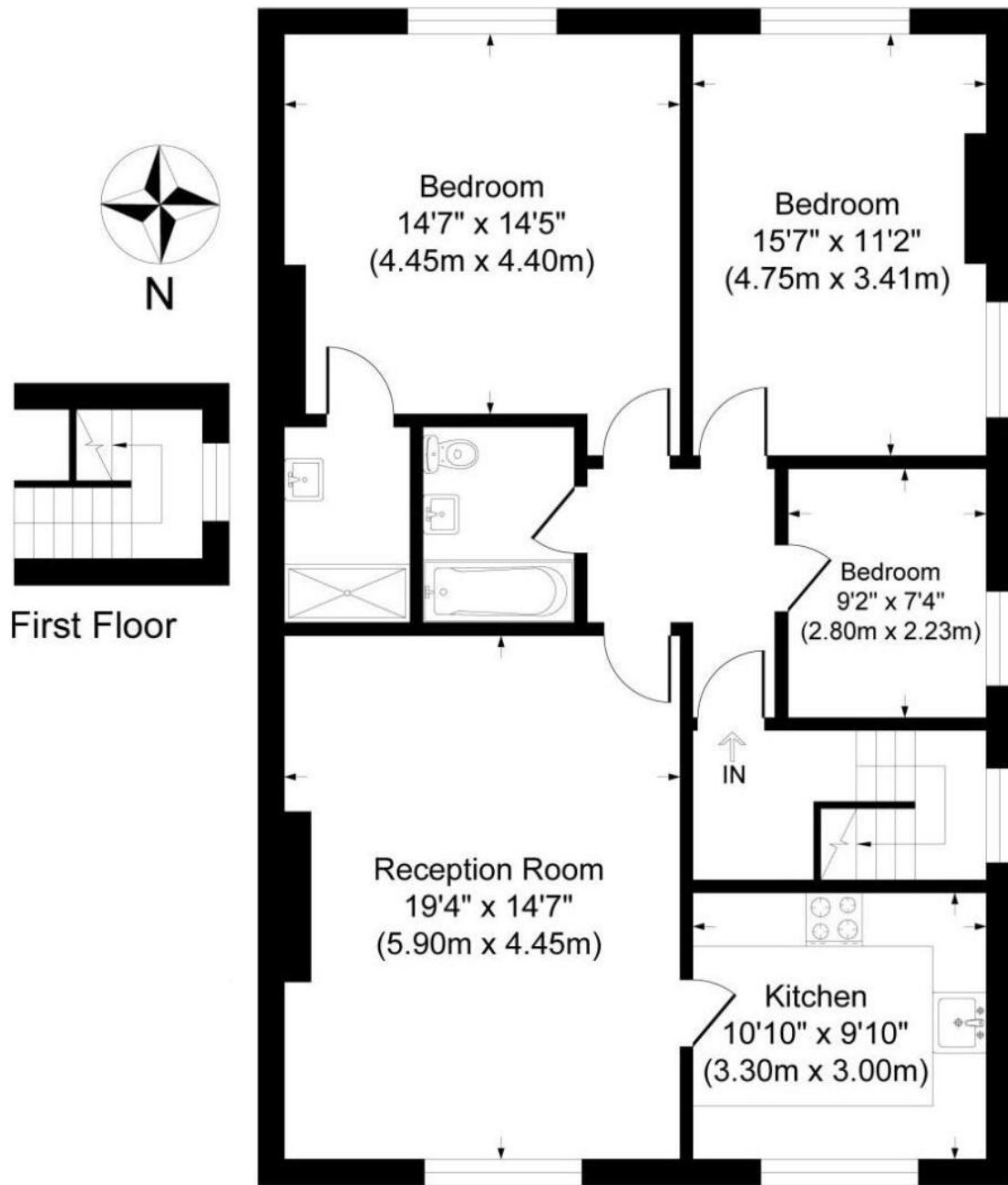
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Private Section of Garden

44'3" x 36'1"

(13.50m x 11.00m)



Second Floor

Approximate Gross Internal Area

First Floor = 2.8 sq m / 30 sq ft

Second Floor = 97.3 sq m / 1047 sq ft

Total = 100.1 sq m / 1077 sq ft

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