



LIMES GROVE, LEWISHAM, LONDON, SE13 6DE  
**£450,000 LEASEHOLD**

**WITH A LARGE PRIVATE SOUTH FACING GARDEN AND LOCATED VERY CLOSE TO LEWISHAM TOWN CENTRE, STATION AND DLR, IS THIS SUPERB TWO DOUBLE BEDROOM PERIOD CONVERSION WHICH IS SOLD CHAIN FREE.**

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







## DESCRIPTION:

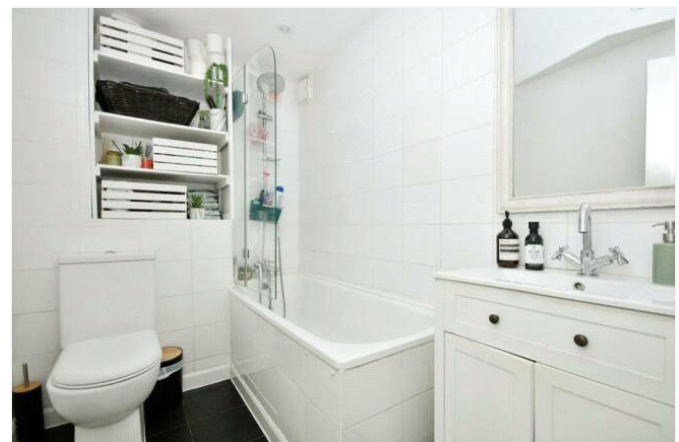
Occupying the entire lower ground floor of this four storey Victorian house and with a private entrance, the accommodation comprises; entrance hall with storage cupboard, a large master bedroom with bay window, second double bedroom with built in wardrobes and a modern bathroom. To the rear is a large L-shape kitchen diner with a semi-separate, yet open plan, modern kitchen with wooden worktops, and large lounge/dining space with feature exposed beams and two sets of bi-folding doors to the garden. The garden itself is fantastic with a south facing aspects and extends to approx. 48ft. From the reception room there is a good size terrace with steps up to lawn with flower beds, shrubs, external lighting and large shed. The property is in good decorative order throughout with double glazed windows, wood flooring and gas fired central heating with feature radiators.

This is a beautiful home and viewing is a must. There is no chain.

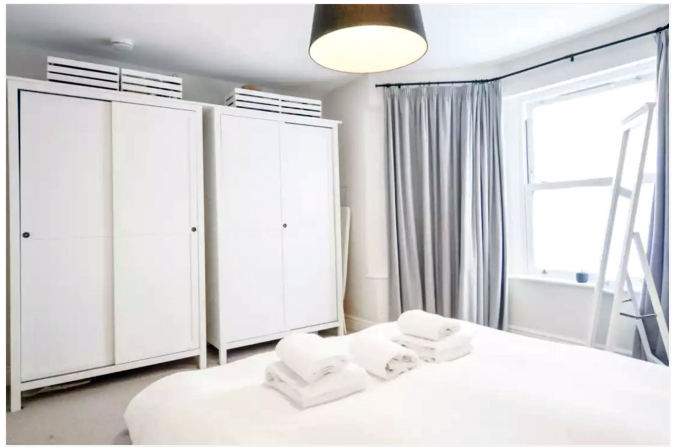
Limes Grove is a fantastic location close to Lewisham train station and DLR and is walkable to Blackheath, Ladywell and Hither Green villages. Travel times to London Bridge are 7 minutes from Lewisham Station and there is access to Canary Wharf, via the DLR, London Canon Street, Charing Cross, Waterloo East and Victoria. A multitude of local shops and amenities, including Sainsbury's and Marks and Spencer's, are all within a very short walk in Lewisham town centre.

## AT A GLANCE

- garden flat
- two double bedrooms
- modern kitchen
- private entrance
- very good condition
- private south facing garden
- very close to shops
- close to station
- chain free

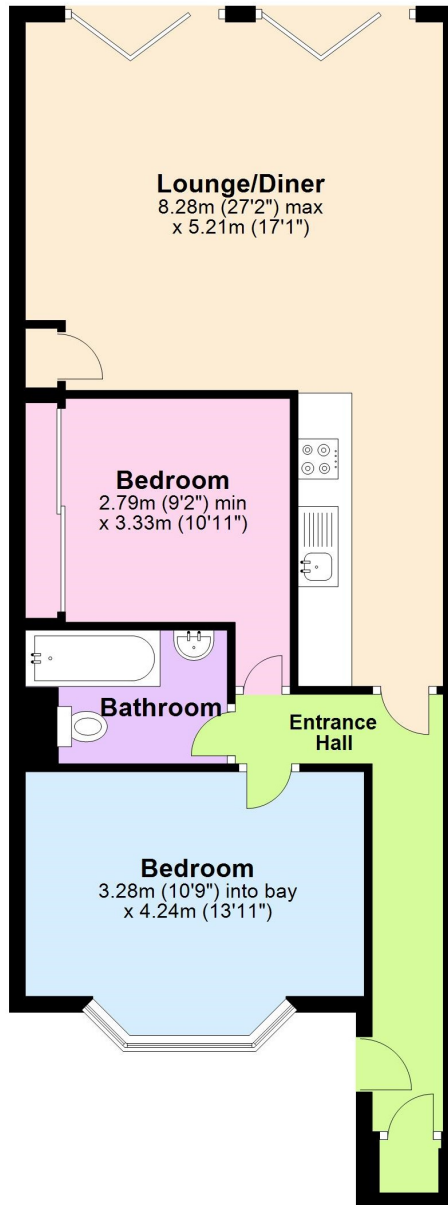






## Ground Floor

Approx. 65.9 sq. metres (709.4 sq. feet)



Total area: approx. 65.9 sq. metres (709.4 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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