



BELMONT HILL, LEWISHAM, LONDON, SE13 5AX
£1,385,000 FREEHOLD

A REMARKABLE FIVE BEDROOM, TWO BATHROOM, THREE RECEPTION ROOM, EDWARDIAN ARTS AND CRAFTS HOME WITH A UNIQUE ARCHITECTURAL PEDIGREE, OFFERING OVER 2,170 SQ. FT. OF BEAUTIFULLY PRESENTED ACCOMMODATION, LANDSCAPED GARDEN, AND A RICH DESIGN LEGACY LINKED TO THE FAMOUS DAILY MAIL IDEAL HOME COMPETITION.

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DESCRIPTION:

This elegant semi-detached house forms part of a distinguished row designed by architect Reginald C. Fry, whose work was shortlisted in the 1912 Daily Mail Ideal House Competition, a landmark event of the Edwardian era that helped shape Britain's suburban landscape. The homes on Belmont Hill, along with neighbouring Caterham Road and Boyne Road, are celebrated examples of this period, combining charming Arts and Crafts detailing with practical, light-filled family layouts.

The property itself has been thoughtfully refurbished and immaculately maintained, with its original features, steep gables, timber-framed porches, bay windows, herring bone solid wood block flooring, and fine brickwork, complemented by modern finishes and flexible living space across three floors.

The ground floor features a spacious entrance hall with coat and shoes cupboard and downstairs WC. There are two grand reception rooms, each boasting high ceilings and period fireplaces. To the rear, the modern kitchen/breakfast room is a warm, inviting space with French doors opening onto a beautifully landscaped garden with terrace, flower bed borders, shed, artificial lawn and a sunken trampoline, ideal for entertaining and family life. The lower ground floor is a brilliant addition, offering a large reception room with bespoke built in storage, a fifth bedroom/playroom/study, a gorgeous modern shower room, and a large utility room. Upstairs are four well-proportioned bedrooms including two large doubles and a stylish modern family bathroom.

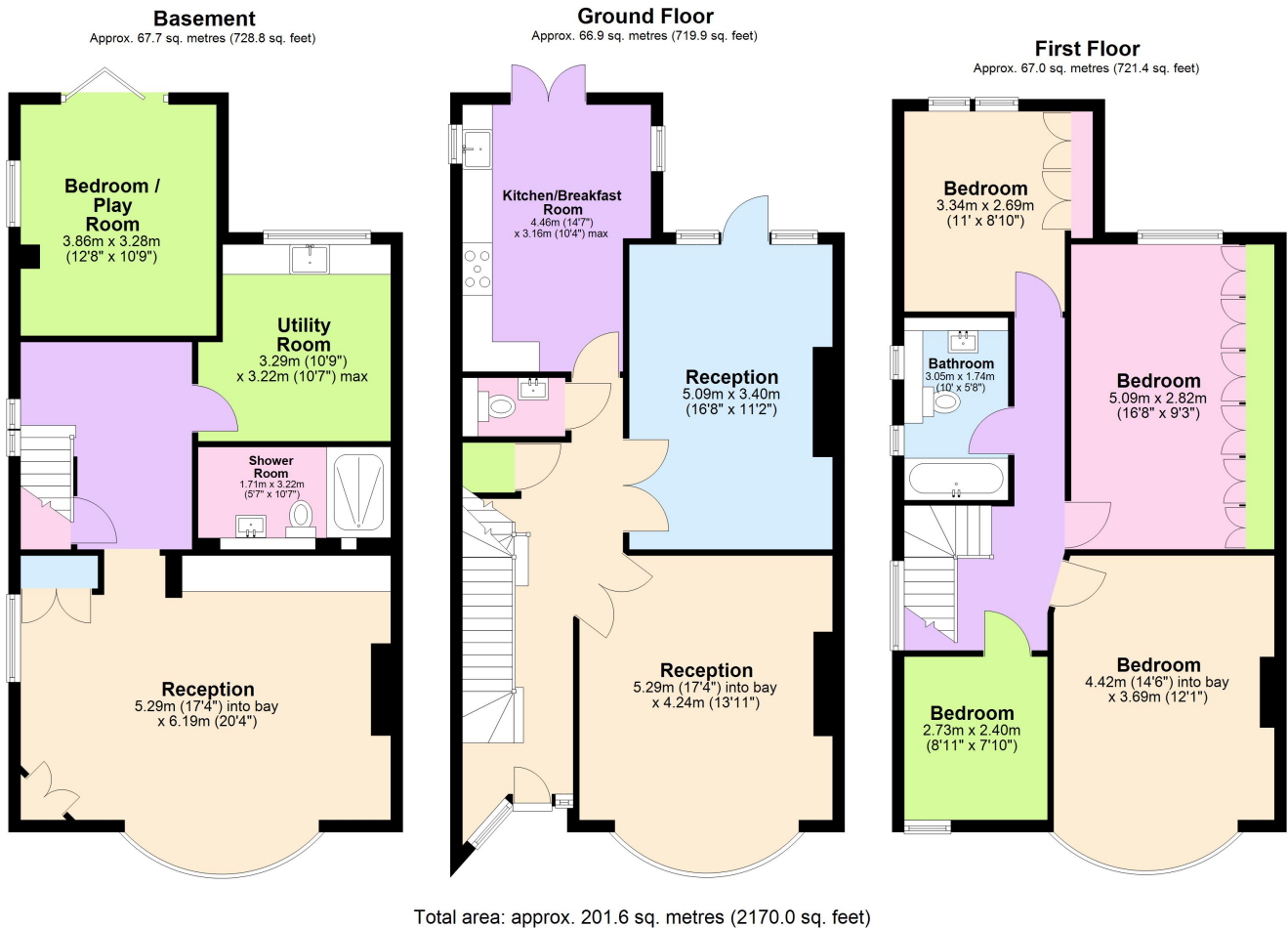
This is an impressive home finished to a very high standard and must be viewed. Video tour can be seen at winkworth.co.uk

Belmont Hill is perfectly positioned for both convenience and lifestyle. Just a short stroll from the vibrant Blackheath Village (0.7 miles), you'll find an array of boutique shops, restaurants, cafés, pubs, and a popular farmers market. The open expanse of Blackheath Common (0.5 miles) and the spectacular Royal Greenwich Park (0.75 miles) are both within easy walking distance, offering exceptional green space alongside iconic historic landmarks such as the Royal Observatory, National Maritime Museum, and the Cutty Sark. For commuters, Lewisham Station (0.25 miles) offers direct services into London Bridge, Cannon Street, Charing Cross, Waterloo East, and Victoria, as well as DLR access to Canary Wharf and Bank, making it ideal for City, West End, and Docklands access. Other travel options nearby include DLR, bus, riverboat, foot tunnel, and even the Emirates cable car, connecting you seamlessly across the capital.

The area is increasingly popular with families and professionals alike, thanks to its blend of excellent transport, green space, and high-quality schooling. A number of well-regarded independent and state schools are nearby, including Blackheath Preparatory School, The Pointer School, Heath House, Blackheath High (Junior and Senior), Colfe's (1.4 miles), and Eltham College (2.4 miles). Highly sought-after state options include John Ball and St Margaret's Primary Schools, both rated Outstanding by Ofsted. Nearby green spaces also include Hilly Fields (0.7 miles) and Manor House Gardens (0.7 mile), further enhancing the family-friendly appeal of this exceptional location.







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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