



LEWISHAM HILL, LEWISHAM, LONDON, SE13 7EJ
£670,000 SHARE OF FREEHOLD

AN IMPRESSIVE AND SPACIOUS TWO BEDROOM CONVERSION FLAT WITH DIRECT ACCESS TO A SOUTH EAST FACING PRIVATE GARDEN, SITUATED IN THIS CONVENIENT LOCATION CLOSE TO THE HEATH AND LEWISHAM STATION AND DLR. SOLD CHAIN FREE.

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Found on the garden floor and spanning 1005 sq. ft the property is in excellent decorative order throughout and briefly comprises; a large reception room, a beautiful modern kitchen with integrated appliances which leads onto a gorgeous conservatory room. There is a large master bedroom with built in wardrobes, a second smaller bedroom which has a dressing area/study and an attractive bathroom and separate WC. To the rear is a split level garden with both patio and lawn areas.

This is a beautiful home and your immediate viewing will be absolutely essential. Virtual tours can be seen at winkworth.co.uk

Situated on Lewisham Hill, and a short walk from the open heath and Greenwich Park beyond, the property is ideally located for easy access to all necessary local amenities including Lewisham town centre with its huge range of shopping facilities as well the plentiful transport options with the DLR and mainline stations in Lewisham as well as extensive bus and road links. Blackheath Village with its array of boutique shops, bars and restaurants is also close by.

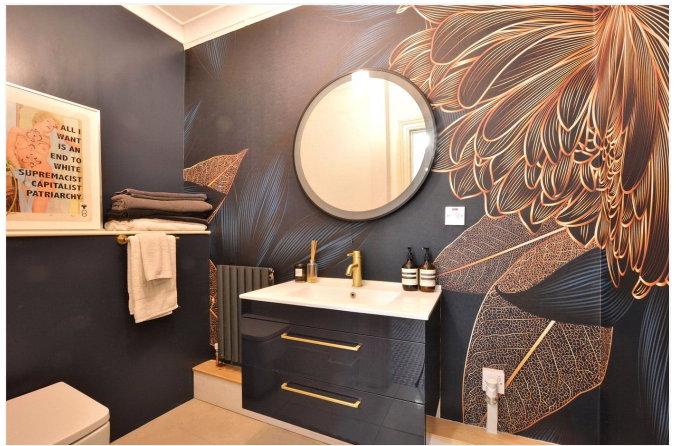
Close to the Heath | Blackheath Village - 0.73 miles | Greenwich Park - 0.5 miles | Within easy reach of outstanding primary and secondary schools | Canary Wharf - 2.58 miles | The City (Bank) - 4.84 miles BY RAIL DLR - Lewisham - 200 meters | British Rail - Lewisham 200 meters / Blackheath - 0.7 miles | Underground - North Greenwich - Jubilee line - 2.46 miles

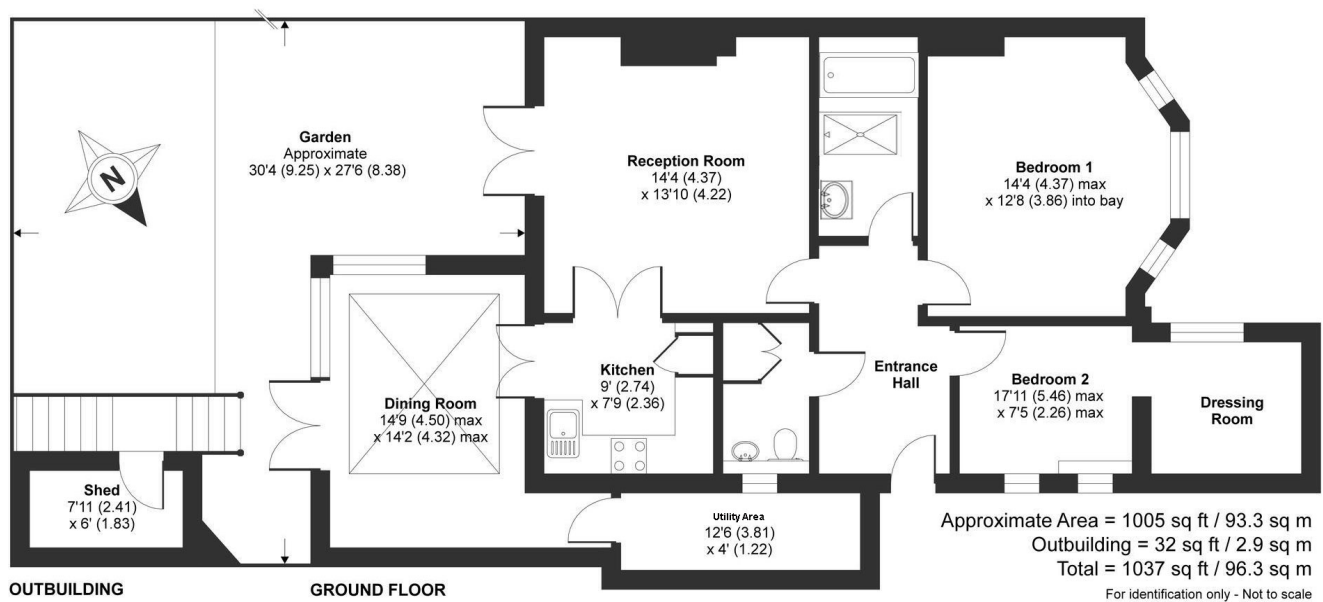
Journey times from Lewisham: London Bridge - 12 minutes | Cannon Street - 18 minutes | Victoria - 24 minutes | Charing Cross - 21 minutes

AT A GLANCE

- stunning period home
- conservatory
- split level private garden
- modern kitchen
- stylish bathroom
- very close to station and DLR
- share of freehold
- chain free







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	65	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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

Winkworth

for every step...

[winkworth.co.uk](https://www.winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.