



## Granville Park, Lewisham, London, SE13

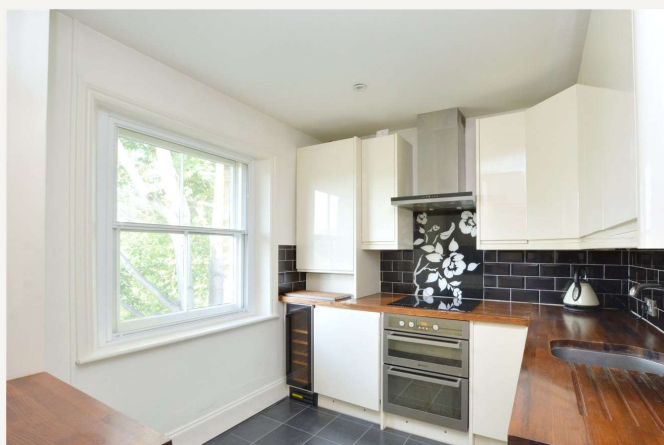
Guide Price £500,000-£535,000 *Share of Freehold*

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Located just off the heath and close to Blackheath Village, Greenwich Park and Lewisham Station and DLR, is this spacious and impressive two bedroom apartment set on the top floor of this semi-detached Victorian house with a mezzanine level, communal garden and shared off street parking to the front.

### KEY FEATURES

- period conversion
- two bedrooms
- mezzanine
- communal garden
- off street parking
- chain free
- close to heath



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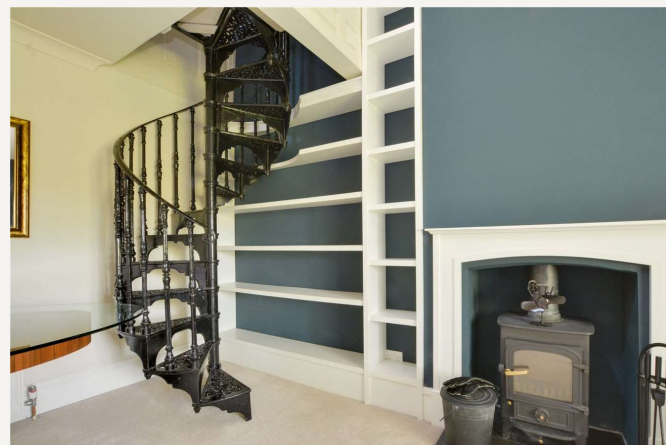
The accommodation spans just over 1000 sq.ft and comprises; a large 16'11 x 14'9 reception room with vaulted ceiling, bespoke built in storage, wood burner and a feature spiral staircase up to a superb mezzanine with Velux window and built in storage. There is an attractive modern kitchen with wooden worktops, integrated appliances and a wine cooler. There is a large 13'9 x 12'3 master bedroom with extensive built in wardrobes and bed with overhead storage, a second bedroom and modern shower room and separate WC. The property further benefits from a communal store cupboard in the communal hall, (for bikes etc), large communal garden, shared off street parking to the front and is sold with a share of the freehold.

There is no chain and your immediate viewing will be absolutely essential. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Situated at the top of Granville Park, the property is just 80 yards from the open heath and Greenwich Park beyond. 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 - 0.5 miles. Greenwich Park - 0.4 miles. Within easy reach of outstanding primary and secondary schools. Canary Wharf - 2.42 miles. The City (Bank) - 4.78 miles.

BY RAIL . DLR - Lewisham - 0.3 miles. Underground - North Greenwich - Jubilee line - 2.46 miles. British Rail - Lewisham 0.3 miles/ Blackheath - 0.65 miles . Journey times from Lewisham: London Bridge - 12 minutes Cannon Street - 18 minutes Victoria - 24 minutes Charing Cross - 21 minutes



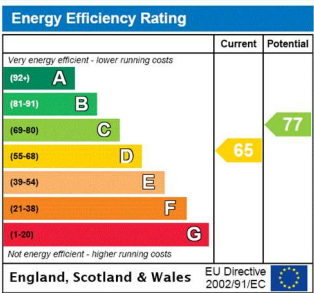
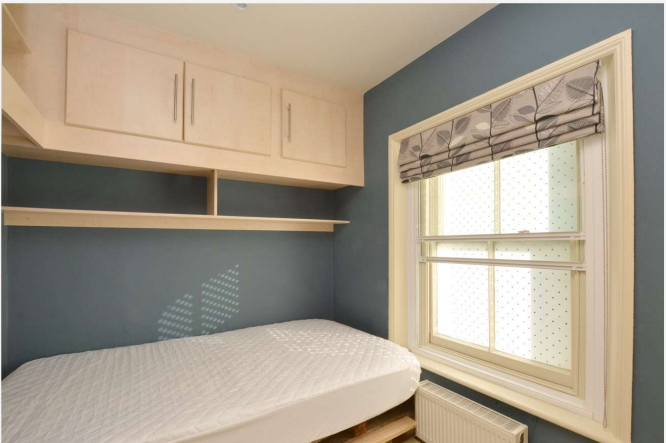
MATERIAL INFORMATION

**Tenure:** Share of Freehold  
**Term:** 990 year and 0 months  
**Service Charge:** £1920 per annum tbc  
**Council Tax Band:** tbc  
**EPC rating:** D  
**Is the property listed:** Property is not listed

**Utilities:**  
**Electricity supply:** Mains Supply  
**Sewerage supply:** Mains Supply  
**Water supply:** Mains Supply

**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:**  
**Does the property have flood defences:** Property does not have flood defences



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



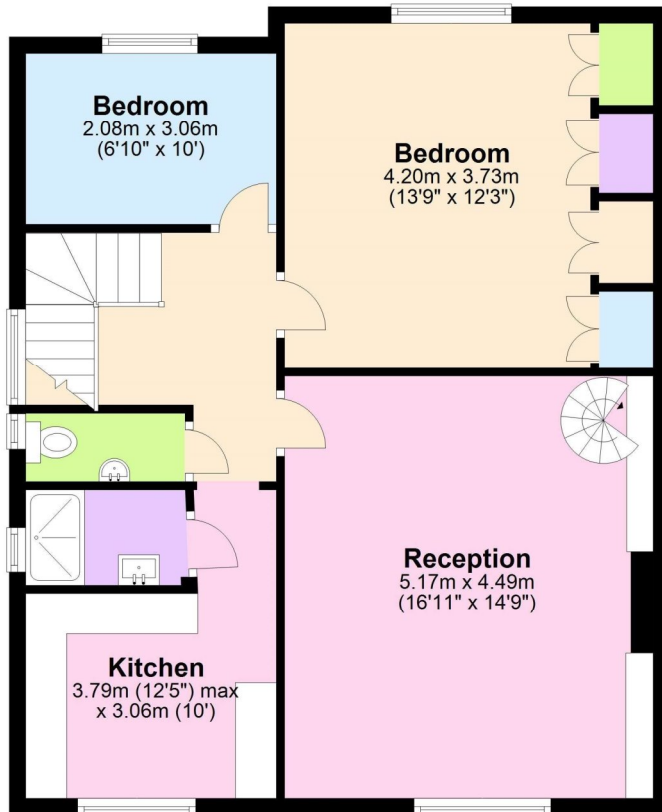
<https://www.winkworth.co.uk/sale/property/BLA200583>

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.



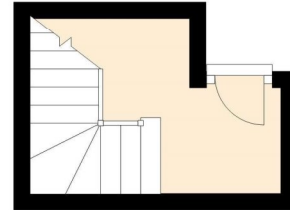


Approx. 71.3 sq. metres (767.3 sq. feet)



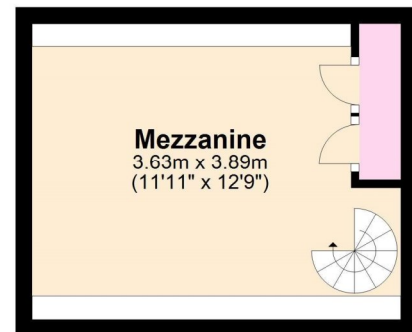
Total area: approx. 93.1 sq. metres (1002.5 sq. feet)

Approx. 5.6 sq. metres (59.8 sq. feet)



### Mezzanine

Approx. 16.3 sq. metres (175.4 sq. feet)



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