



Belmont Park, Lewisham, London, SE13

£595,000 *Leasehold*

3  2  2 

A superb second and third floor duplex penthouse apartment offering wonderfully bright, contemporary living space of approx. 988 sq.ft (91.8 sq.m), further enhanced by a superb roof terrace and an additional south facing balcony, ideal for entertaining, dining outside and enjoying the open outlook.

KEY FEATURES

- duplex penthouse
- excellent condition
- roof terrace and balcony
- off street parking
- chain free
- great location



Blackheath

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The apartment is only around six years old and presented in excellent order, with the added benefit of new wood flooring throughout. The accommodation is arranged over two levels and, on the upper floor, you'll find a spacious reception room with wide glazing that draws in plenty of natural light and flows directly out to the south facing terrace, alongside a smart kitchen/dining room with sleek units and integrated appliances, plus a modern shower room. Downstairs, the second floor provides three well-proportioned bedrooms (one opening out to the generous roof terrace) and a stylish family bathroom, creating a practical separation between living and sleeping space that works brilliantly for families, sharers or anyone needing home-working flexibility. Further features include energy-efficient lighting, double glazing, underfloor heating throughout, the reassurance of an NHBC warranty (remainder available), and an allocated off street parking space.

Conveniently positioned for the amenities and transport links of Blackheath Village and Lewisham Station and DLR, this is an impressive penthouse-style home and is sold chain free, it should prove very popular.

Situated just ½ mile from Blackheath Village, residents enjoy easy access to an array of amenities including bars, restaurants, boutique shops, a farmers market, and a mainline station. The magnificent Royal Greenwich Park, located just 0.87 miles away, offers serene green spaces, while Greenwich town centre boasts historical landmarks such as the Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the restored Cutty Sark. For local convenience, Manor House Gardens with its children's play park and farmers market is a mere three-minute walk away. Additionally, the area offers a range of dining and shopping options, including the M&S Food Court and various independent establishments such as La Delice, Found Hope Store, Drink@Bob's, Otto's Greenhouse, Sapore Vero, and Park Fever. Transportation is seamless with Blackheath and Hither Green Station just a short walk away, offering connections to London Bridge (9 mins), Charing Cross, Victoria, and more. With access to the DLR, London Overground, buses, riverboats, foot tunnels, and cable cars, commuting to Canary Wharf, the City, and central London is effortless. With its convenient location, excellent transport links, and renowned schools, the area is increasingly popular among young professionals and commuters. The nearby O2 adds to the area's appeal, offering entertainment and leisure options for residents and visitors alike. The Ofsted rated "Outstanding" St Margarets and John Ball Primary schools are also very close.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 119 year and 8 months
Service Charge: £3400 per annum
Ground Rent: £peppercorn
Council Tax Band: D
EPC rating: B
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: Exclusive right to use parking spot and exclusive right to use a shared bike storage with flat 12, using the bin store, and walk around the estate.
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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



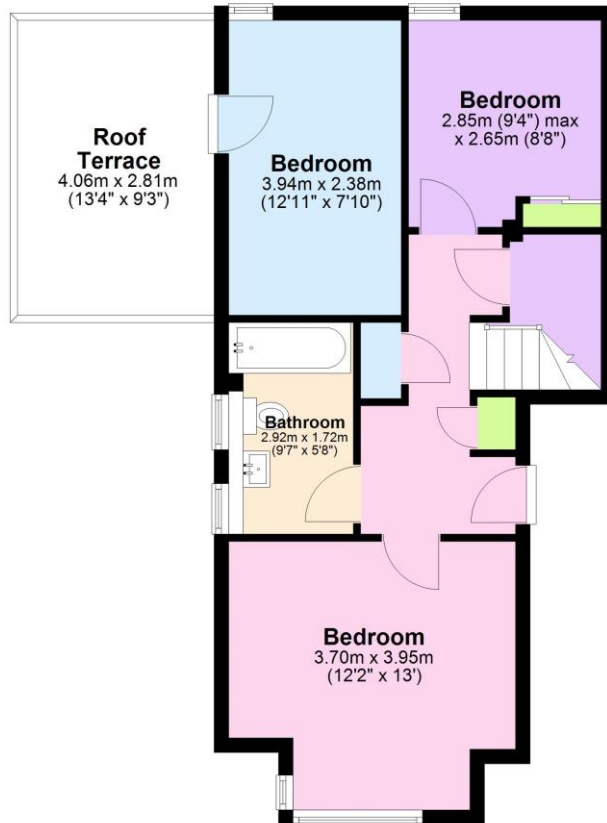
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



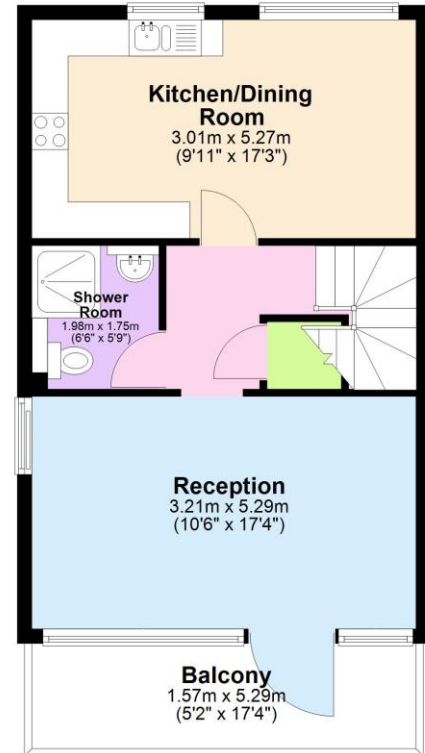
Second Floor

Approx. 47.5 sq. metres (510.9 sq. feet)



Third Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 91.8 sq. metres (988.0 sq. feet)

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