



LOWNES COURTYARD, BOONE STREET, LEWISHAM, LONDON, SE13 5TB
GUIDE PRICE £435,000-£455,000 FREEHOLD

TUCKED AWAY IN GATED MEWS MOMENTS FROM THE AMENITIES OF BOTH BLACKHEATH AND HITHER GREEN, THIS SPACIOUS AND VERSATILE TWO DOUBLE BEDROOM, TWO BATHROOM TOWNHOUSE OFFERS CONTEMPORARY LIVING SET ACROSS THREE WELL-DESIGNED FLOORS.

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

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DESCRIPTION:

The first floor is home to an open-plan reception space that flows into a newly refurbished stylish kitchen, fitted with a new sink and tap, hob and oven, plus new worktops and tiling. The top floor, with a skylit landing, is given over to a generous master bedroom with built-in wardrobes and a modern en-suite shower room. The second bedroom is located on the ground floor—ideal for guests or working from home—and sits alongside a further modern bathroom with washing machine. Clever use of space includes fitted storage and a loft. Additional benefits include new flooring throughout, with new carpets to the stairs and bedrooms scheduled for October, double-glazed windows, electric heating, and allocated parking within the gated courtyard, which also provides some communal outdoor space.

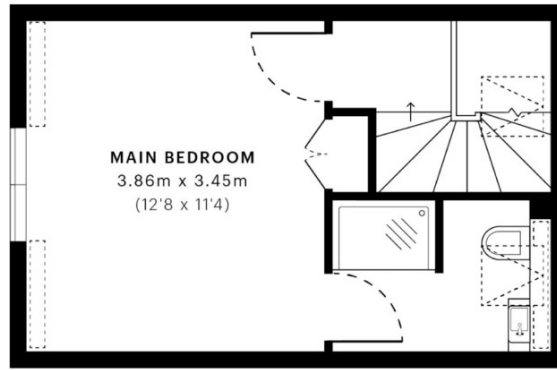
This is a wonderful home and perfect for first time buyers seeking a freehold property in a very convenient location. There is no chain and viewing is highly recommended.

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 (0.93 miles) 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 Foods.

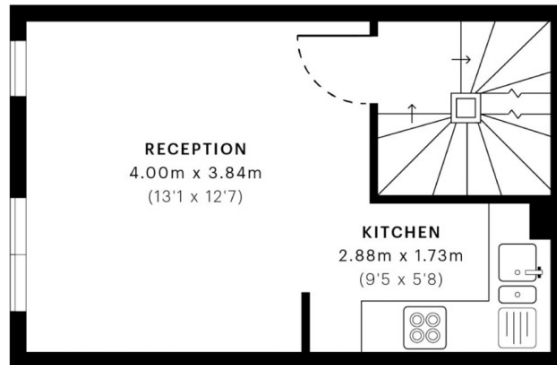
Transportation is seamless with Hither Green Station providing access to Central London and London Bridge in just 11 minutes. Other nearby transport options include Blackheath Station, offering connections to London Bridge, Charing Cross, Victoria, and more. With access to the DLR, London Overground, 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.



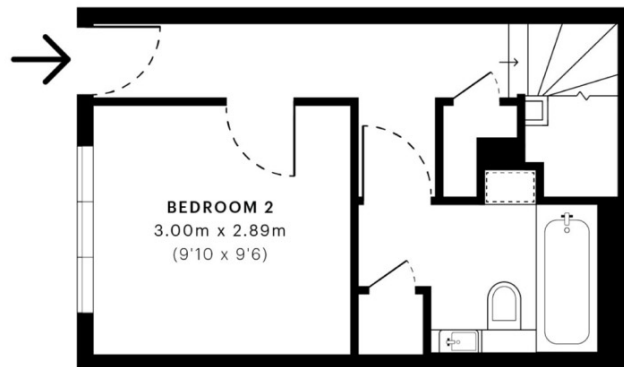




— Second Floor



— First Floor



— Ground Floor

GROSS INTERNAL AREA
69.71 sqm / 750.35 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
69.71 sqm / 750.35 sqft



NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
60.98 sqm / 656.38 sqft



EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft



RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
1.08 sqm / 11.63 sqft

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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