



BELMONT PARK, LEWISHAM, LONDON, SE13 5BN
GUIDE PRICE £450,000-£475,000 SHARE OF FREEHOLD

IDEALLY POSITIONED FOR BLACKHEATH VILLAGE, HITHER GREEN, AND LEWISHAM STATION & DLR, THIS BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT BOASTS EXCELLENT PROPORTIONS AND A STUNNING 40FT PRIVATE GARDEN.

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

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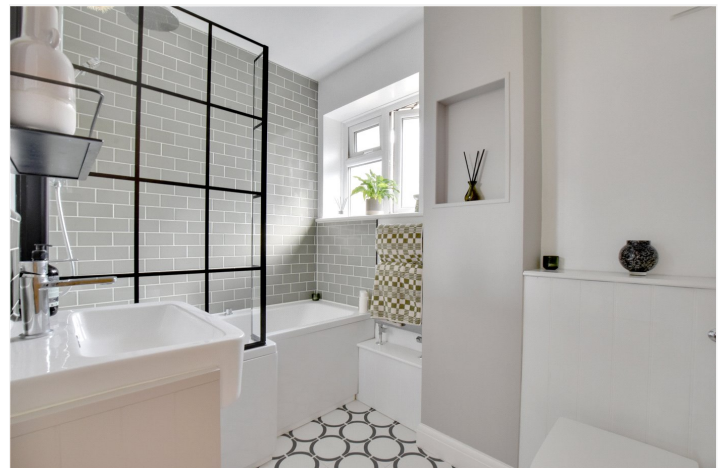


DESCRIPTION:

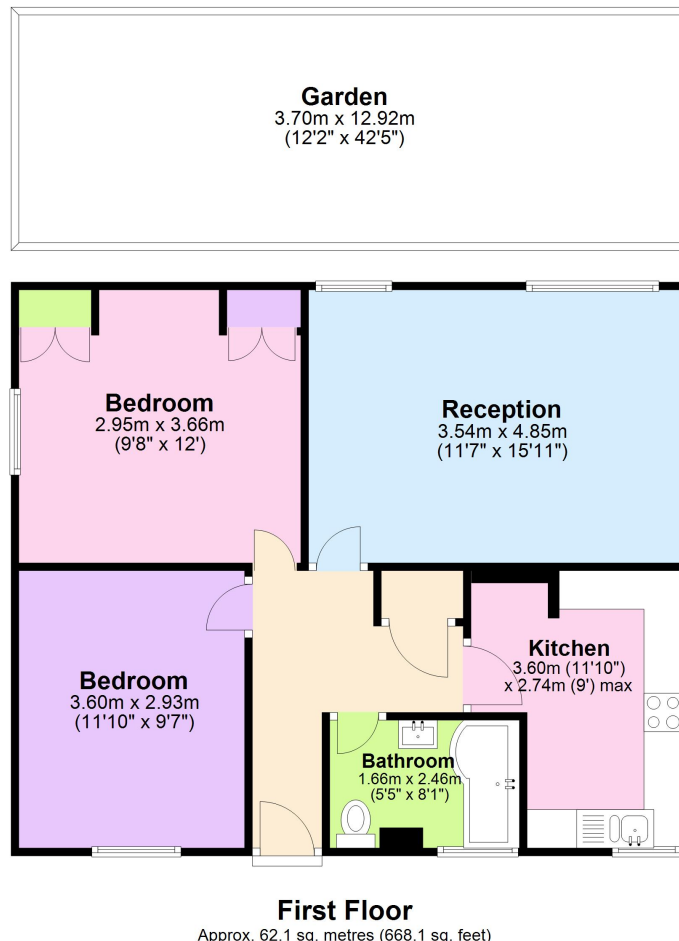
Occupying the top floor of a purpose-built block on a quiet residential road, the property is bathed in natural light thanks to its triple aspect windows. The accommodation comprises a welcoming entrance hall with storage, a bright living room, separate and spacious modern kitchen with integrated appliances, breakfast bar, a generous master bedroom with built-in wardrobes, second double bedroom ideal as a home office or guest bedroom, and a stylish recently fitted modern bathroom. The key highlight is the beautifully maintained and private 40ft south facing garden. Further benefits include engineered oak flooring throughout, double glazed windows, a long lease with over 900 years remaining, and a share of the freehold. There is also the exciting potential to convert the large loft space (subject to the usual planning consents).

This is a wonderful apartment and your earliest viewing is essential. Video tours can be seen at winkworth.co.uk.

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. 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.







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		
69-80	C		
55-68	D		62 D
39-54	E	45 E	
21-38	F		
1-20	G		

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