



**DACRE PARK, LEWISHAM, LONDON, SE13 5DD**  
**GUIDE PRICE £600,000-£625,000 LEASEHOLD**

**WITH DIRECT ACCESS TO A PRIVATE GARDEN AND FOUND IN THIS PRIME LOCATION CLOSE TO BLACKHEATH VILLAGE AND STATION, IS THIS BEAUTIFUL TWO BEDROOM, TWO BATHROOM SPLIT LEVEL PERIOD CONVERSION.**

**Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)**

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*

See things differently





## DESCRIPTION:

The property is in excellent decorative order and benefits from new carpets, high ceilings, stripped floorboards, sash windows, period fireplace and gas fired central heating. Occupying the hall and ground floors of this impressive four storey Victorian home, the accommodation comprises; a large 13'8 x 13'6 living room and a 12'4 x 7'2 newly fitted kitchen to the hall floor. With a huge 13'8 x 12'11 master bedroom with en suite shower room and walk in wardrobe, a good sized second bedroom in addition to a new modern family bathroom. There are also beautiful double glazed sash windows throughout on the ground floor. To the rear is a delightful 45ft private garden.

This is a wonderful home and your earliest viewing is highly recommended. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

The property is in a very desirable location and is perfect for the commute into the City with Blackheath Station only 0.3 miles away, Lewisham Station and DLR is 0.7 miles and Hither Green is 0.7 miles and close proximity to all the bars, restaurants and boutique shops of Blackheath Village. The popular open spaces of Blackheath Common, (0.4 miles), Greenwich Park, (0.8 miles), and Manor House Gardens, (0.4 miles), are all within a short walk.

## AT A GLANCE

- two bedrooms
- two bathrooms
- extended lease
- split level maisonette
- 821 sq. ft
- garden
- new kitchen & bathroom
- close to Blackheath Village & Station



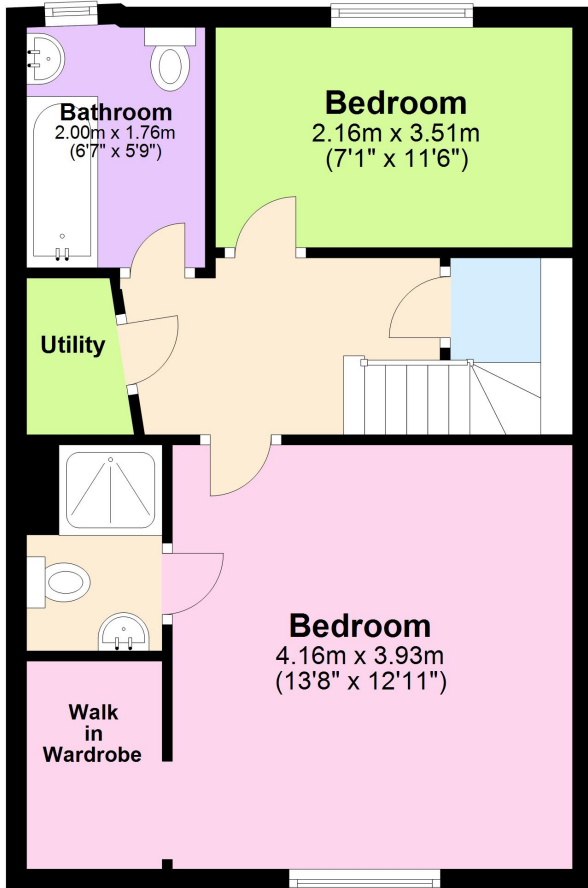






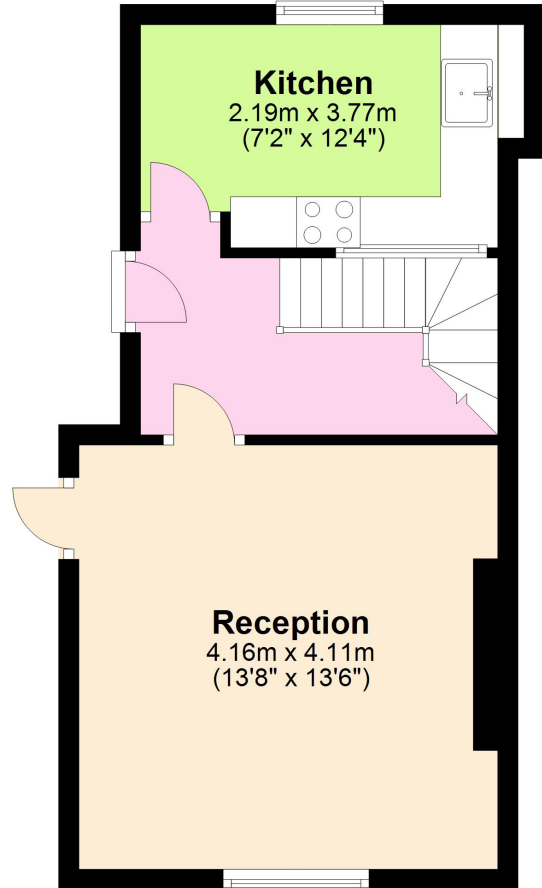
## Lower Ground Floor

Approx. 44.4 sq. metres (478.2 sq. feet)



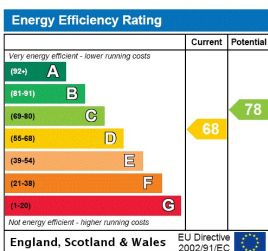
## Ground Floor

Approx. 31.8 sq. metres (342.8 sq. feet)



Total area: approx. 76.3 sq. metres (821.0 sq. feet)

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.



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

**Winkworth**

*winkworth.co.uk*

See things differently

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.