



DACRE PARK, LEWISHAM, LONDON, SE13 5DD
OIEO £500,000 LEASEHOLD

**A STUNNING TWO BEDROOM SPLIT LEVEL PERIOD
CONVERSION WITH DIRECT ACCESS TO A SUPERB PRIVATE
GARDEN IN THIS PRIME LOCATION CLOSE TO BLACKHEATH
VILLAGE AND STATION, SOLD CHAIN FREE.**

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DESCRIPTION:

The property is in excellent decorative order throughout with high ceilings, wooden flooring, sash windows, wooden shutters and gas fired central heating.

Occupying the hall and ground floors of this impressive four storey Victorian home, the accommodation comprises of: a large living room and an attractive modern kitchen to the hall floor. Downstairs offers a huge master bedroom, a good size second bedroom and a beautiful modern bathroom. To the rear is a 50ft private garden.

This is a wonderful home and your immediate viewing will be essential.

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

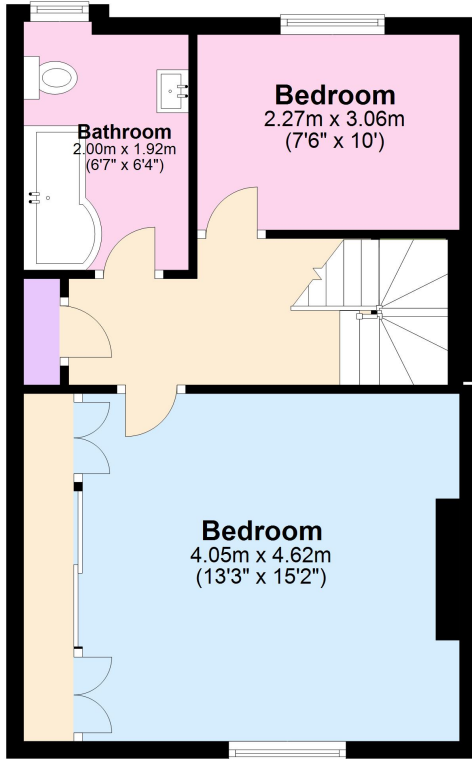
- split level maisonette
- two bedrooms
- stunning condition throughout
- period features
- hall and ground floor
- close to village
- 772 sq. ft
- garden
- chain free





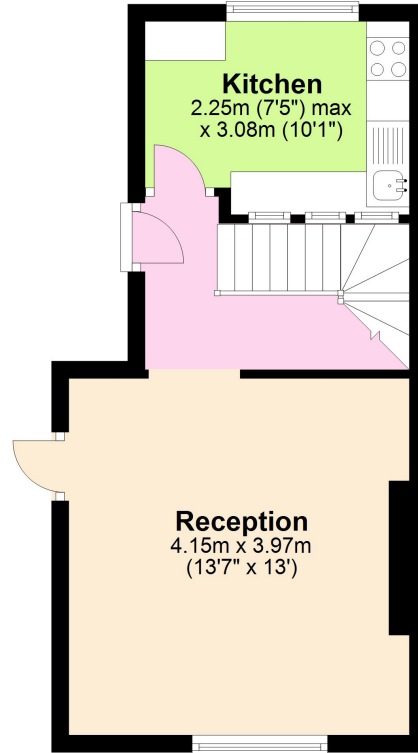
Basement

Approx. 42.5 sq. metres (457.6 sq. feet)



Ground Floor

Approx. 29.3 sq. metres (315.1 sq. feet)



Total area: approx. 71.8 sq. metres (772.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-101)	B		
(82-91)	C		
(69-81)	D	72	80
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	