

GILMORE ROAD, LEIWSHAM, SE13 5AB  
OFFERS IN EXCESS OF £475,000 LEASEHOLD

A RECENTLY REFURBISHED AND VERY LARGE TWO DOUBLE BEDROOM GROUND FLOOR PERIOD CONVERSION WITH A PRIVATE GARDEN LOCATED VERY CLOSE TO HITHER GREEN STATION, LEWISHAM TOWN CENTRE AND STATION.

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### DESCRIPTION:

A recently refurbished and very large two double bedroom ground floor period conversion with a private garden located very close to Hither Green Station, Lewisham town centre and station. The property is in excellent decorative order with double glazed windows and gas fired central heating.

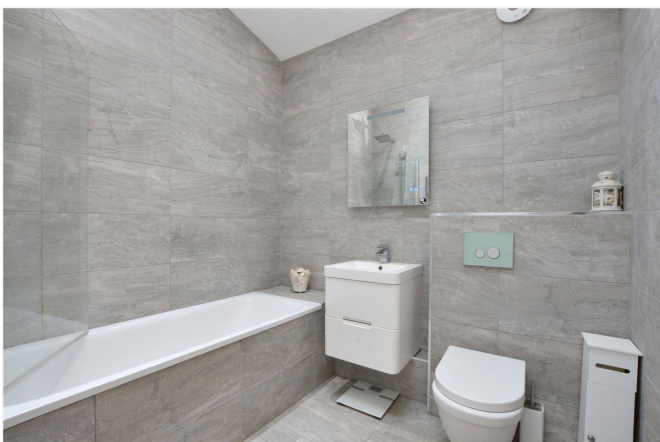
The accommodation briefly comprises; an entrance hall with storage cupboard and a large open plan lounge diner with an attractive modern kitchen, integrated appliances and bifolding doors to the garden. There are two generous double bedrooms and a gorgeous modern bathroom. To the rear is a good size private decked garden.

The property further benefits from a long lease and off street parking on a shared driveway. This is an impressive home and finished to a very high standard early viewing is a must. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

The property is in a very convenient location and is perfect for the commute into the city with Lewisham Station and DLR only is 0.37miles, Blackheath Station only 0.7 miles away and Hither Green is 0.62 miles. The popular open spaces of Manor House Gardens, (0.55 miles), Blackheath Common, (0.52 miles), and Greenwich Park, (0.83 miles), are all within a short walk.

### AT A GLANCE

- stunning conversion
- ground floor
- two double bedrooms
- open plan kitchen
- modern bathroom
- private garden
- very close to shops
- close to stations









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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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