



Granville Park, Lewisham, London, SE13

OIEO £500,000 *Share of Freehold*

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A beautifully presented two double bedroom period conversion, occupying the top floor of an impressive semi-detached Victorian house and offering approximately 632 sq.ft of bright, well-proportioned accommodation close to the heath, Lewisham Station and the DLR.

KEY FEATURES

- top-floor period conversion
- beautifully presented throughout
- brand-new contemporary kitchen
- quartz worktops and integrated appliances
- double-glazed timber sash windows
- share of freehold and communal garden



Blackheath

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The property has been significantly improved by the current owners and is finished to a high standard throughout. The spacious reception room is enhanced by elegant period detailing, including decorative corning, a ceiling rose and a striking feature fireplace, creating a wonderfully inviting space for relaxing and entertaining.

The separate kitchen has been completely replaced with a stylish contemporary design, featuring sleek modern cabinetry, quartz worktops and a range of integrated appliances. Both bedrooms are generous doubles, while the smart bathroom is finished with modern fittings and incorporates a useful utility cupboard.

Further benefits include double-glazed timber-framed sash windows, gas-fired central heating, ownership of the loft space and a share of the freehold. Residents also enjoy access to a substantial communal rear garden.



Granville Park is a sought-after and extremely well-connected road that runs downhill directly from the Heath. It provides the ideal location to take advantage of local amenities in almost all directions. Walking 0.61 miles east you will arrive in Blackheath Village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.69 miles to the north you will find the historic Greenwich town centre and Royal Greenwich Park is just 740 metres away. Finally to the south, the convenience of Lewisham Station's over ground and DLR service is only 0.26 miles.

Close to the Heath. Very close to local shops, supermarket and town centre. Blackheath Village - 0.62 miles. Greenwich Park - 0.43 miles. Within easy reach of outstanding primary and secondary schools. Canary Wharf - 2.53 miles. The City (Bank) - 4.84 miles

BY RAIL DLR - Lewisham - 0.26 miles. Underground - North Greenwich - Jubilee line - 2.46 miles. British Rail - Lewisham 0.26 miles/Blackheath - 0.65 miles are all located within a short walk.



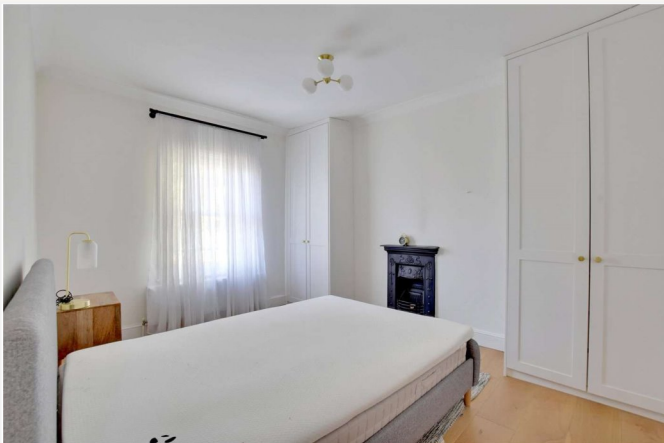
MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 92 year and 0 months
Service Charge: £1500 per annum
Ground Rent: £ 150 Annually (subject to increase)
Council Tax Band: D
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



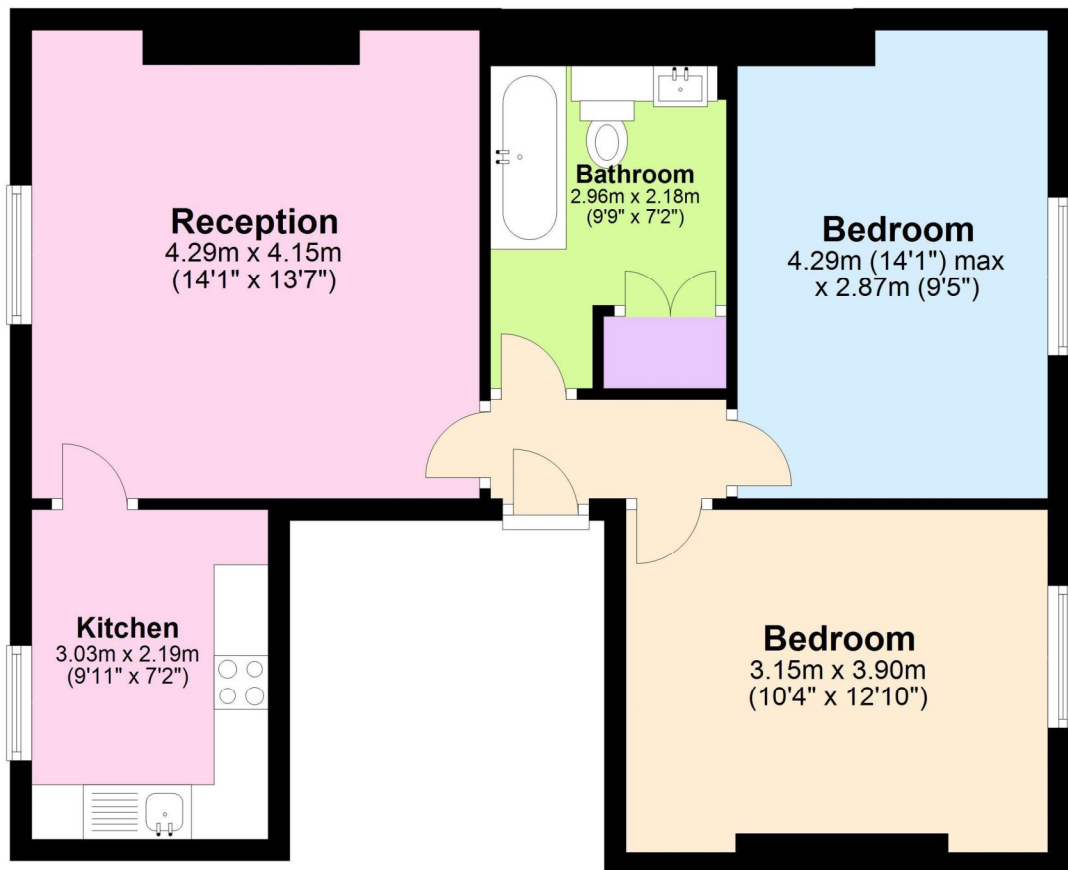
<https://www.winkworth.co.uk/sale/property/BLA260485>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Second Floor

Approx. 58.7 sq. metres (631.7 sq. feet)



Total area: approx. 58.7 sq. metres (631.7 sq. feet)

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