



BOONE STREET, LEWISHAM, LONDON, SE13 5SD
GUIDE PRICE £325,000-£350,000 LEASEHOLD

JUST A SHORT WALK FROM BLACKHEATH VILLAGE AND MANOR HOUSE GARDENS, IS THIS VERY SPACIOUS TWO DOUBLE BEDROOM SPLIT LEVEL MAISONETTE WITH A PRIVATE SOUTH FACING BALCONY AND PRIVATE SECTION OF GARDEN.

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DESCRIPTION:

Arranged over the first and second floors, the accommodation comprises: a spacious modern kitchen with integrated fridge, freezer, dishwasher, washer machine, oven and gas hob and a large living room with direct access to the balcony. Upstairs is a large master bedroom with built in wardrobes, a second double bedroom and modern bathroom. The property further benefits from understairs storage, an external storage cupboard and a good size private section of garden. Features include gas fired central heating and double glazed windows.

This is an excellent flat offering great space and value, your immediate viewing is highly recommended. Virtual 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 (0.93 miles) 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 Foods.

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.

AT A GLANCE

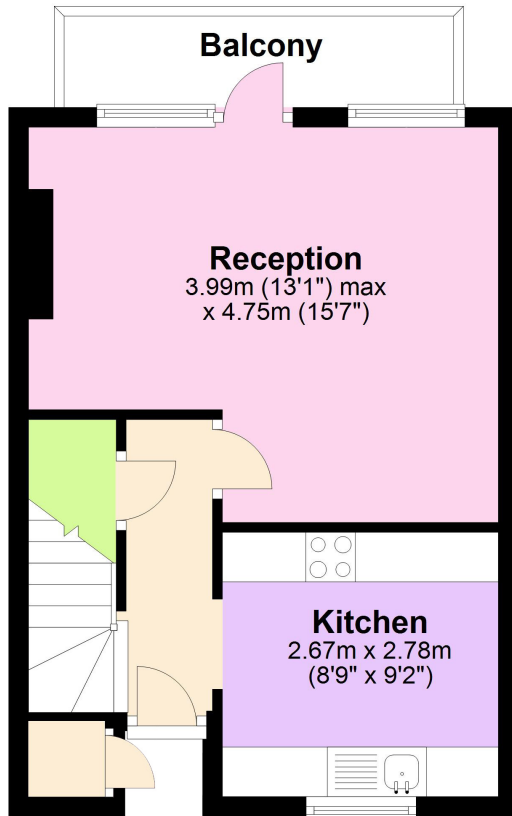
- split level maisonette
- two double bedrooms
- first and second floor
- south facing balcony
- private section of garden
- modern kitchen and bathroom
- very close to shops
- 1/2 mile to Blackheath Village
- choice of stations





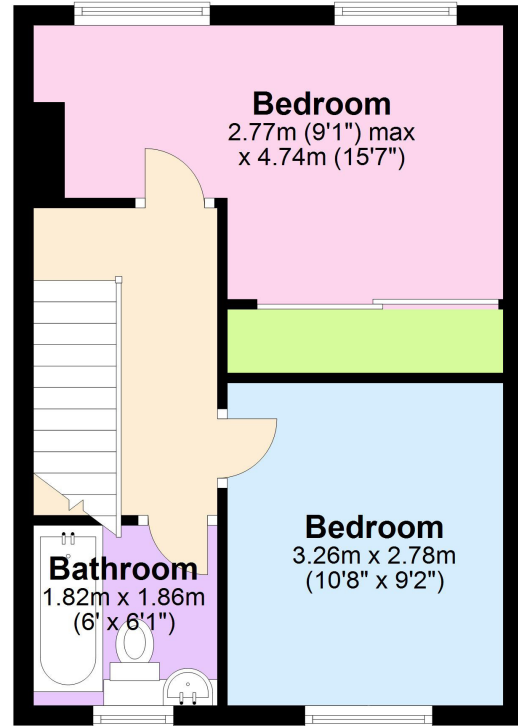
First Floor

Approx. 31.0 sq. metres (334.2 sq. feet)



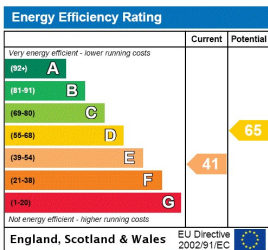
Second Floor

Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 63.6 sq. metres (684.5 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.



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See things differently

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