



GRANVILLE PARK, LEWISHAM, SE13 7EA
GUIDE PRICE £450,000-£475,000 SHARE OF FREEHOLD

LOCATED JUST OFF THE HEATH AND CLOSE TO BLACKHEATH VILLAGE, GREENWICH PARK AND LEWISHAM STATION AND DLR, IS THIS SPACIOUS AND IMPRESSIVE ONE DOUBLE BEDROOM APARTMENT SET ON COVETED HALL FLOOR OF THIS SEMI-DETACHED VICTORIAN HOUSE WITH COMMUNAL GARDEN, SHARED OFF STREET PARKING AND SOLD CHAIN FREE.

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See things differently



DESCRIPTION:

The accommodation comprises; an entrance hall with overhead storage, a huge reception room to the rear with built in storage and large window overlooking the well kept communal gardens and a separate modern kitchen. There is a huge master bedroom with fireplace and a bathroom. The property further benefits from shared off street parking to the front and is sold with a share of the freehold.

The property is generally in good decorative although does offer scope to enhance. Features include; very high ceilings, gas fired central heating, ornate cornicing and large sash windows with original shutters (bedroom). There is no chain and your immediate viewing will be absolutely essential.

Situated at the top of Granville Park, the property is just 80 yards from the open heath and Greenwich Park beyond. Ideally located for easy access to all necessary local amenities including Lewisham town centre with its huge range of shopping facilities as well the plentiful transport options with the DLR and mainline stations in Lewisham as well as extensive bus and road links. Blackheath Village with its array of boutique shops, bars and restaurants is also close by.

Close to the Heath. Blackheath Village - 0.5 miles. Greenwich Park - 0.4 miles. Within easy reach of outstanding primary and secondary schools. Canary Wharf - 2.42 miles. The City (Bank) - 4.78 miles.

BY RAIL . DLR - Lewisham - 0.3 miles. Underground - North Greenwich - Jubilee line - 2.46 miles. British Rail - Lewisham 0.3 miles/ Blackheath - 0.65 miles . Journey times from Lewisham: London Bridge - 12 minutes Cannon Street - 18 minutes Victoria - 24 minutes Charing Cross - 21 minutes

AT A GLANCE

- impressive apartment
- period conversion
- one double bedroom
- hall floor
- high ceilings
- share of freehold
- communal garden
- chain free
- very close to heath
- close to stations

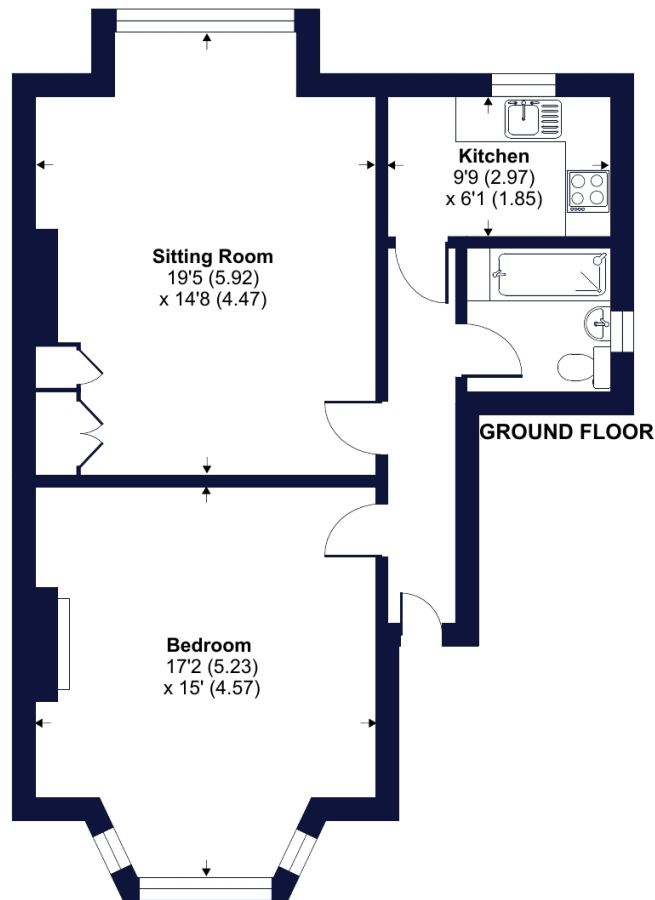




Granville Park, London, SE13

Approximate Area = 681 sq ft / 63.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Winkworth. REF: 1210440

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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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	80
EU Directive 2002/91/EC			

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