



LEWISHAM HILL, LONDON, SE13 7EJ
£495,000 LEASEHOLD

A LARGE SPLIT LEVEL TWO-BEDROOM PERIOD CONVERSION WITH A LARGE CELLAR, GARAGE, A PRIVATE GARDEN AND A COURTYARD. LOCATED VERY JUST 200 YARDS FROM THE DLR AND LEWISHAM MAINLINE STATION.

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DESCRIPTION:

Found on the ground and lower ground floors, the accommodation comprises; a spacious reception room with double built in storage cupboard and door to a private courtyard to the side. There is a separate kitchen with direct access to a 50ft private paved garden and two bedrooms, both with built in wardrobes. The property further benefits from a very large and usable cellar space and there is a garage to the front.

Situated at the bottom of Lewisham Hill the property is just a short walk 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 - 0.58 miles. Greenwich Park - 0.5 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 - 0.1 miles. Underground - North Greenwich - Jubilee line - 2.46 miles. British Rail - Lewisham 0.1 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

- split level apartment
- period conversion
- two bedrooms
- ground floor
- large cellar
- private garden
- garage
- very close to station
- very close to DLR
- very close to shops

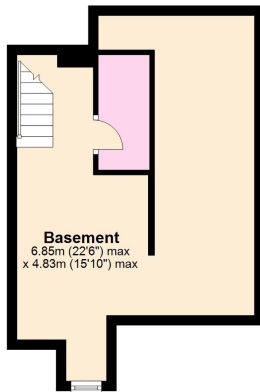




Ground Floor
Approx. 73.4 sq. metres (790.3 sq. feet)



Basement
Approx. 31.0 sq. metres (333.2 sq. feet)



Total area: approx. 104.4 sq. metres (1123.4 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.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	
(69-80) C	
(55-68) D	65
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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