



BOYNE ROAD, LEWISHAM, SE13 5AW
OIRO £900,000 FREEHOLD

A LARGE FOUR BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM, EDWARDIAN FAMILY HOME, FOUND IN THIS POPULAR LOCATION VERY CLOSE TO LEWISHAM STATION, DLR AND A SHORT WALK TO BLACKHEATH VILLAGE.

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Winkworth

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See things differently



DESCRIPTION:

Arranged over three floors the accommodation briefly comprises; an expansive through lounge, once two separate reception rooms, retains its traditional elegance with large bay windows, bespoke plantation shutters, a cozy window seat, bespoke alcove storage, exposed floorboards, and a feature cast-iron fireplace. There is an impressive kitchen/diner, complete with a central island, integrated appliances, and abundant storage. The south-facing garden, accessed directly from the kitchen, is a true extension of the living space ideal for summer gatherings on the deck, offering a peaceful, sun-soaked environment perfect for outdoor entertaining. Upstairs to the first floor are three double bedrooms, including a huge 16'10 x 12'2 master, and a large family bathroom with separate shower and freestanding bath. Finally, the top floor has a fourth double bedroom, shower room and eaves storage. The property is in very good decorative order with period features, high ceilings, feature fireplaces, wood flooring, cornicing, double glazed windows and gas fired central heating.

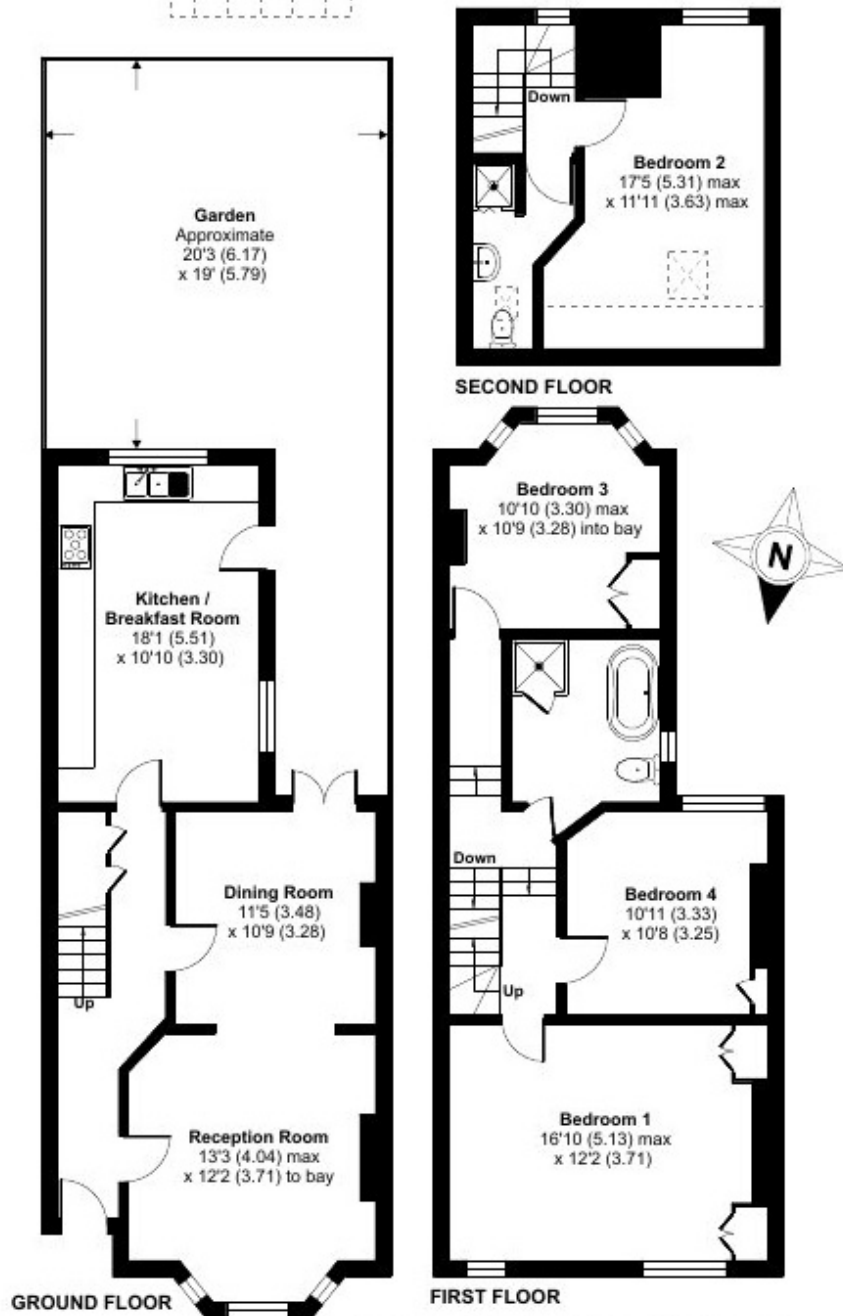
This is a wonderful home full of character and your immediate viewings is highly recommended.

The property is in a very convenient location and is perfect for the commute into the City, West End or Canary Wharf with Lewisham Station and DLR within 0.25 miles and Blackheath Station 0.65 miles. Lewisham station gives direct access to London Bridge, Cannon Street, Waterloo East, Charing Cross and Victoria as well as Canary Wharf and Bank on the DLR. The popular open spaces of Blackheath Common, (0.43 miles), Greenwich Park, (1.06 miles), Hilly Fields, (1.09 miles) and Manor House Gardens, (1.05 miles), are all within a short walk. There are several popular primary schools close by. Blackheath Village with its array of bars, restaurants and boutique shops is just a short walk away.





Denotes restricted head height



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		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

