



DACRE PARK, LEWISHAM, LONDON, SE13 5SN
£350,000 SHARE OF FREEHOLD

SITUATED JUST ½ MILE FROM BLACKHEATH VILLAGE, IS THIS LARGE ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT WITHIN THIS POPULAR DEVELOPMENT WITH A PRIVATE GARDEN AND SOLD CHAIN FREE.

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DESCRIPTION:

The accommodation comprises; entrance porch with storage cupboard and hallway, spacious living room with separate modern kitchen, a good size double bedroom and bathroom. To the rear is a delightful private courtyard style garden. The property is in good decorative order, double glazed throughout and is sold with the share of the freehold. Viewing is highly recommended.

The furniture is potentially available via separate negotiation.

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.





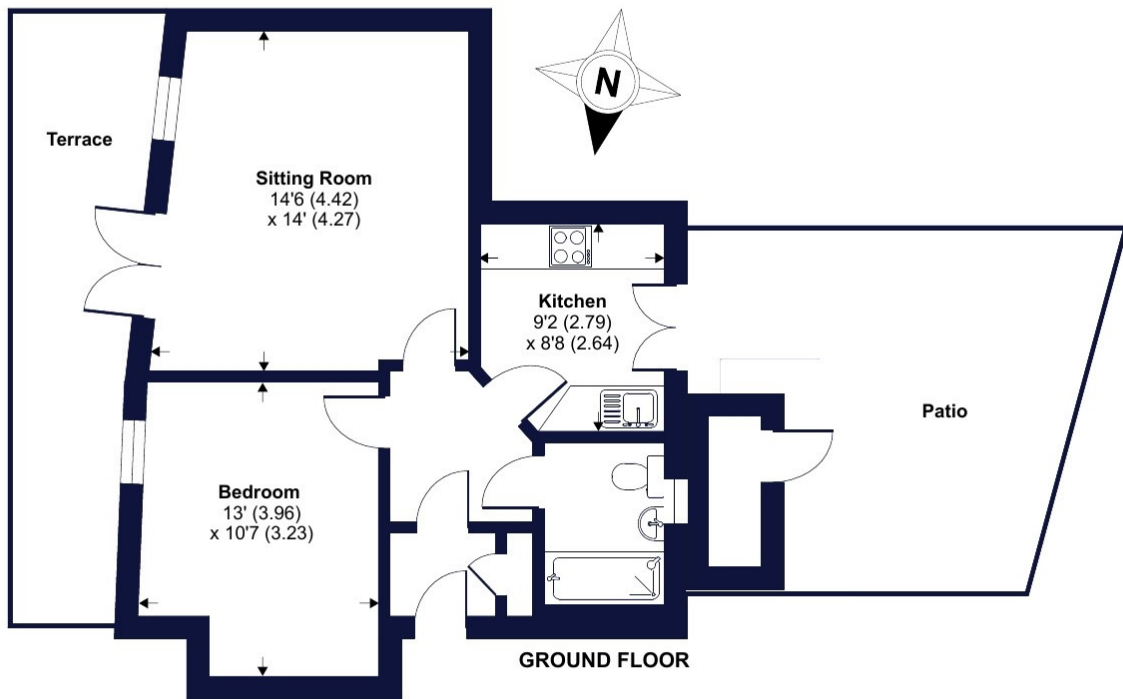
Forge House, Dacre Park, London, SE13

Approximate Area = 523 sq ft / 48.6 sq m

Outbuilding = 15 sq ft / 1.4 sq m

Total = 538 sq ft / 50 sq m

For identification only - Not to scale



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			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	79
(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	

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