



BRANDRAM ROAD, LEWISHAM, LONDON, SE13 5RT
£450,000 LEASEHOLD

SITUATED JUST ½ MILE FROM BLACKHEATH VILLAGE AND WITHIN THE BLACKHEATH CONSERVATION AREA, IS THIS NEWLY REFURBISHED TWO BEDROOM GROUND FLOOR APARTMENT WITH A PRIVATE GARDEN AND SOLD CHAIN FREE.

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DESCRIPTION:

We believe the property was a former hair salon and has been sympathetically converted into a wonderful home. With a private entrance the accommodation comprises; a superb 22'5 x 13'3 open plan lounge diner with a very attractive modern kitchen with stone worktops and integrated Bosch appliances. To the rear are two bedrooms, both with built in wardrobes and there is a modern shower room and large storage cupboard. There is direct access from both bedrooms to a large paved garden.

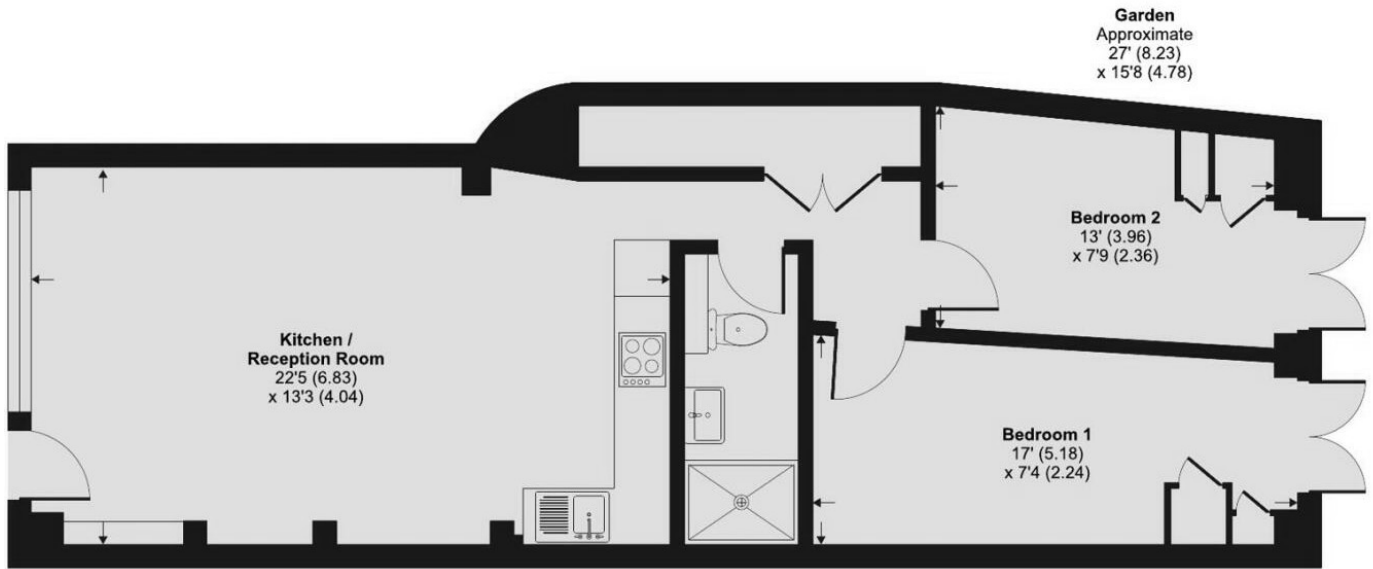
The property is in excellent decorative order with engineered wood flooring and new plumbing, electric and heating.

The property is sold chain free and 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, located just 0.87 miles away, 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 Food Court and various independent establishments such as La Delice, Found Hope Store, Drink@Bob's, Otto's Greenhouse, Sapore Vero, and Park Fever. 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.







GROUND FLOOR

Brandram Road, London, SE13

Approximate Area = 637 sq ft / 59.2 sq m

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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