



CALLAGHAN CLOSE, LEWISHAM, SE13 5RR
GUIDE PRICE £350,000-£375,000 LEASEHOLD

**SPANNING 639 ST FT. IS THIS WELL PRESENTED TWO
DOUBLE BEDROOM, SECOND FLOOR APARTMENT LOCATED
CLOSE TO BLACKHEATH VILLAGE AS WELL AS LEWISHAM
STATION & DLR.**

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk



DESCRIPTION:

Spanning 639 sq ft. is this well presented two double bedroom, second floor apartment located close to Blackheath Village as well as Lewisham Station & DLR.

The property is in good decorative order throughout and comprises; a large (10'9x12'10) reception room, off which is the large, wrap around kitchen. There are two great sized double bedrooms and a family bathroom.

Your earliest viewing is highly recommended. Video tour can be seen at winkworth.co.uk

The property is in a very desirable location and is perfect for the commute into the city with Blackheath Station only 0.5 miles away, Lewisham Station and DLR is 0.7 miles and Hither Green is 0.5 miles and close proximity to local shops and Sainsbury's at Lee Green. The popular open spaces of Manor House Gardens, (0.2miles), Blackheath Common, (0.6miles), and Greenwich Park, (0.9 miles), are all within a short walk.

AT A GLANCE

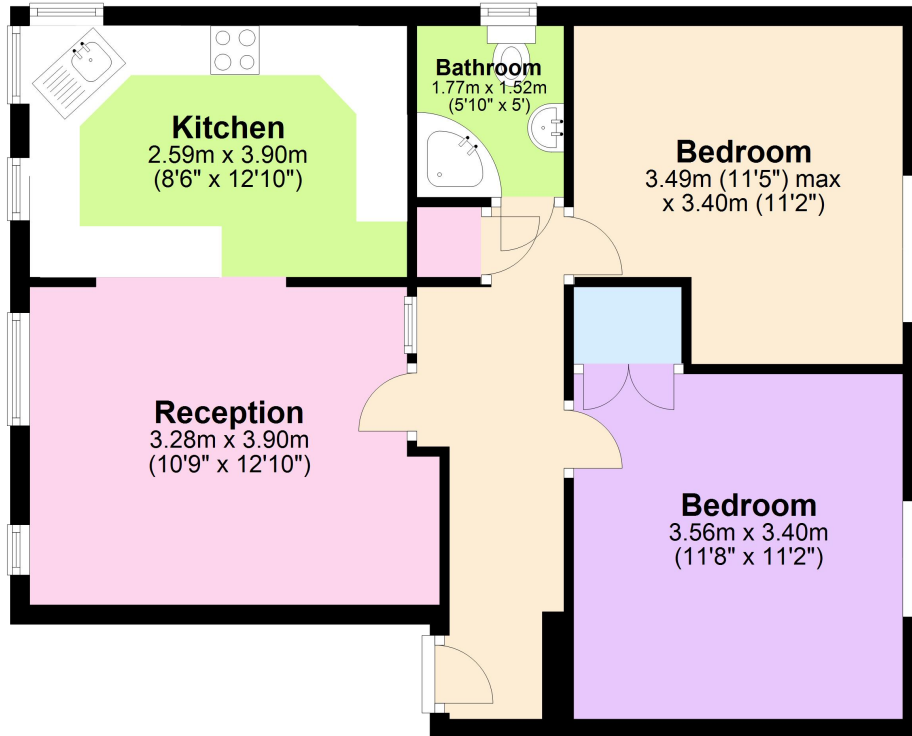
- two double bedrooms
- second floor
- off street parking
- 639 sq ft.
- close to Blackheath Village & Station
- Lewisham Station & DLR nearby
- long lease





Second Floor

Approx. 59.4 sq. metres (639.0 sq. feet)



Total area: approx. 59.4 sq. metres (639.0 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		Current	Potential
Less energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
More energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	