



WALERAND ROAD, LEWISHAM, SE13 7PQ
£375,000 LEASEHOLD

A SPACIOUS TWO BEDROOM APARTMENT IN AN ENVIABLE POSITION WITHIN THIS POPULAR DEVELOPMENT WITH DUAL ASPECT WINDOWS AND SPANNING OVER 600 SQ FT. CONVENIENTLY LOCATED VERY CLOSE TO LEWISHAM STATION & DLR ASWELL AS THE HEATH. SOLD CHAIN FREE.

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

Winkworth



DESCRIPTION:

Found on top (second) floor of this purpose built block the accommodation briefly comprises: a large (19'1 x 13'10) reception room with a separate modern kitchen. There is a large (12'4 x 8'8) master bedroom with built in wardrobes, a 9'6 x 7'0 second bedroom and a family bathroom. Further benefits include off street parking, communal gardens and a very long lease (173 years).

This is a lovely apartment and your immediate viewing is highly recommended.

Situated on Walerand Road, a quiet residential road off Lewisham Hill, and a short walk from the open heath and Greenwich Park beyond, the property is ideally located for easy access to all necessary local amenities including Lewisham town centre with its huge range of shopping facilities and 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 - 0.64 miles | Greenwich Park - 0.45 miles | Within easy reach of outstanding primary and secondary schools | Canary Wharf - 2.53 miles | The City (Bank) - 4.84 miles BY RAIL DLR - Lewisham - 0.3 miles | British Rail - Lewisham 0.3 miles / Blackheath - 0.65 miles | Underground - North Greenwich - Jubilee line - 2.46 miles. Journey times from Lewisham: London Bridge - 12 minutes | Cannon Street - 18 minutes | Victoria - 24 minutes | Charing Cross - 21 minutes

AT A GLANCE

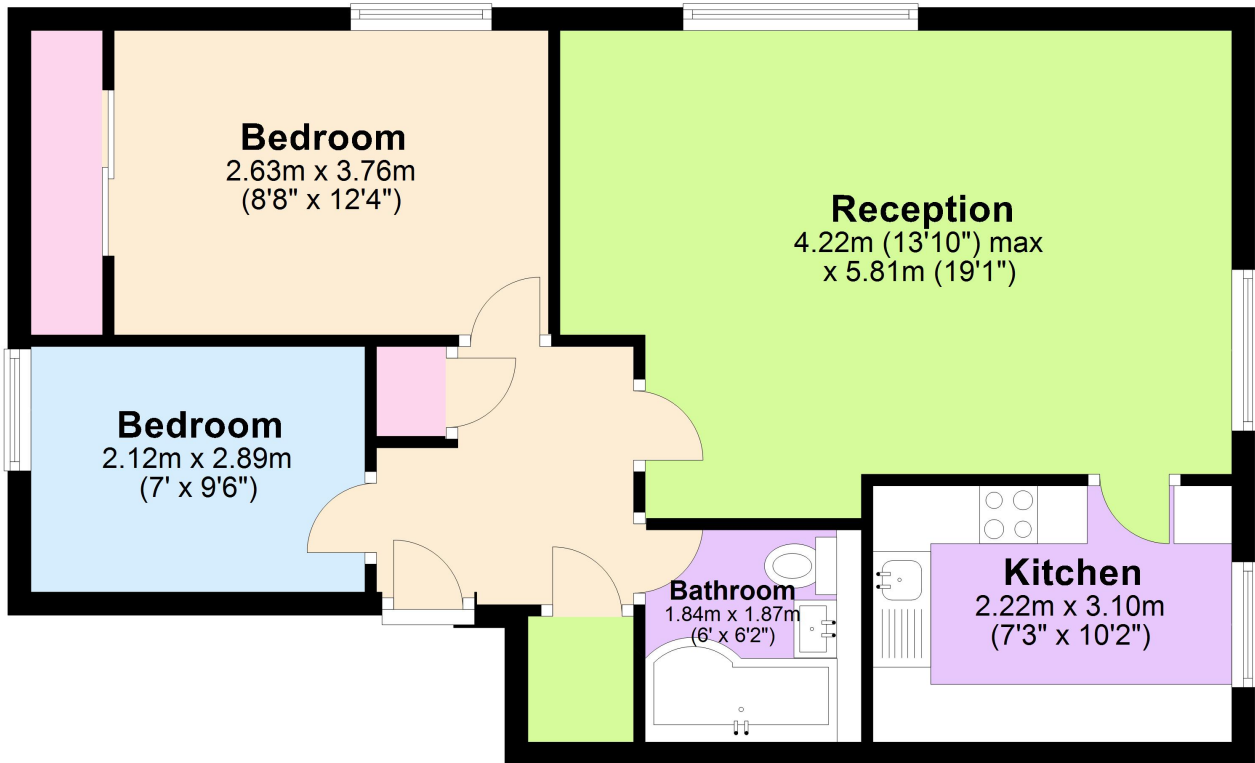
- two bedrooms
- 628 sq ft.
- top (second) floor
- chain free
- off street parking
- extended lease
- close to Blackheath
- moments from Lewisham Station & DLR





Second Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



Total area: approx. 58.4 sq. metres (628.7 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.

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.