



**GRANVILLE PARK, LEWISHAM, SE13 7DW**  
**GUIDE PRICE £420,000-£430,000**

**A LARGE TWO DOUBLE BEDROOM PERIOD CONVERSION FOUND ON THE FIRST FLOOR OF THIS IMPRESSIVE FOUR STOREY VICTORIAN HOUSE WITH A COMMUNAL GARDEN AND LOCATED CLOSE TO THE HEATH AND LEWISHAM STATION AND DLR.**

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## DESCRIPTION:

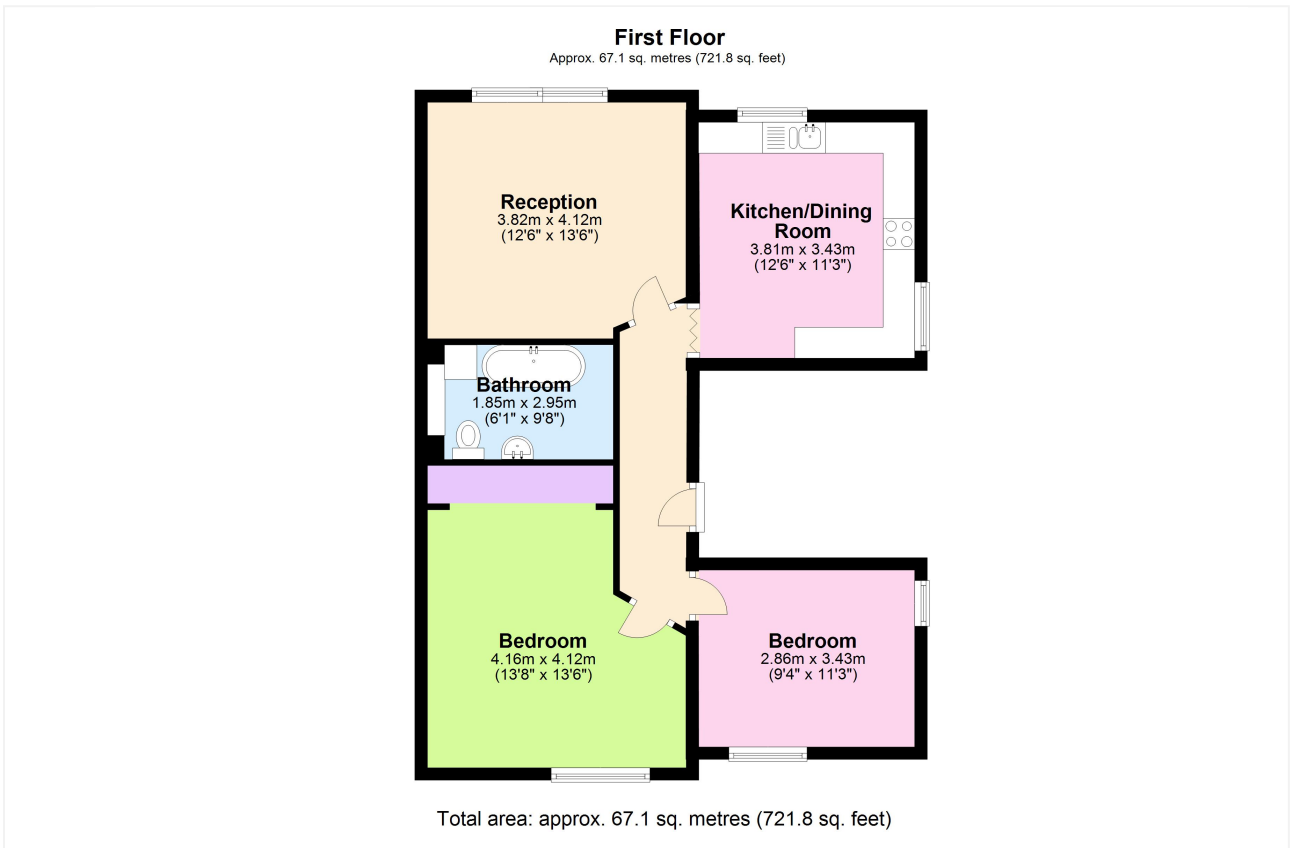
The accommodation comprise; a large 13'6 x 12'6 living room, and a separate and good sized kitchen, a large 13'8 x 13'6 master bedroom, second double bedroom and a bathroom with roll top bath with shower over. To the rear of the property is a good size communal garden. Features include sash windows and high ceilings.

This is a wonderful flat and the property is sold chain free. Your immediate viewing is strongly recommended.

Situated on Granville Park the property is just a short walk from the open heath and Greenwich Park beyond. Ideally located for easy access to all necessary local amenities including Lewisham town centre with its huge range of shopping facilities as well the 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 - 0.58 miles. Greenwich Park - 0.5 miles. Within easy reach of outstanding primary and secondary schools. Canary Wharf - 2.42 miles. The City (Bank) - 4.78 miles.

BY RAIL. DLR - Lewisham - 0.3 miles. Underground - North Greenwich - Jubilee line - 2.46 miles. British Rail - Lewisham 0.3 miles/ Blackheath - 0.65 miles. Journey times from Lewisham: London Bridge - 12 minutes Cannon Street - 18 minutes Victoria - 24 minutes Charing Cross - 21 minutes



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
Best energy efficient - lower running costs			
(92-100)	A		79
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	