



GRANVILLE PARK, LEWISHAM, SE13 7DX
GUIDE PRICE £415,000-£430,000 LEASEHOLD

A VERY SPACIOUS ONE BEDROOM, FIRST FLOOR APARTMENT WITH EXTRA DRESSING ROOM/STUDY FOUND WITHIN 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 16' living room, a separate and good sized kitchen, large 16' bedroom which leads onto a separate dressing/study room. Finally is the separate family bathroom. To the rear of the property is a good size communal garden and the property is sold chain free.

This is a wonderful flat with great potential and 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

AT A GLANCE

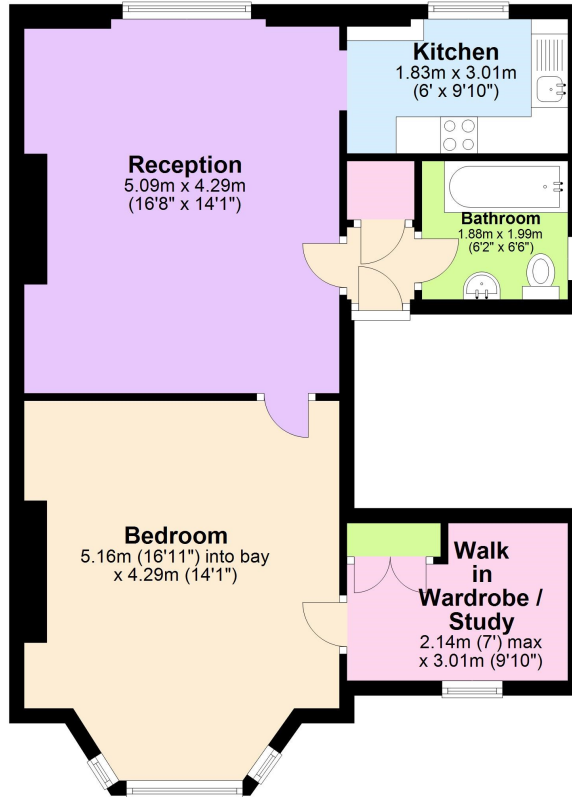
- spacious one bedroom flat
- first floor
- extra study/dressing room
- communal garden
- chain free
- close to Lewisham Station & DLR
- moments from Blackheath





First Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



Total area: approx. 61.0 sq. metres (656.3 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
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

