



DACRE PARK, LEWISHAM, LONDON, SE13 5DD
GUIDE PRICE £550,000-£575,000 LEASEHOLD

WITH DIRECT ACCESS TO A PRIVATE GARDEN AND FOUND IN THIS PRIME LOCATION CLOSE TO BLACKHEATH VILLAGE AND STATION, IS THIS BEAUTIFUL TWO BEDROOM SPLIT LEVEL PERIOD CONVERSION.

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DESCRIPTION:

The property is in excellent decorative order with high ceilings, striped floorboards, wood flooring, sash windows, plantation shutters, period fireplaces and gas fired central heating.

Occupying the hall and ground floors of this impressive four storey Victorian home, the accommodation comprises; a large 17'3 x 13'6 reception room, modern kitchen and bathroom downstairs. With a 13'6 x 13'0 master bedroom with built in wardrobes and a 10'11 x 7'5 second bedroom to the hall floor. To the rear and with both direct access from the hall and ground floor is a delightful 70ft private garden. This is a wonderful home and your immediate viewing will be essential.

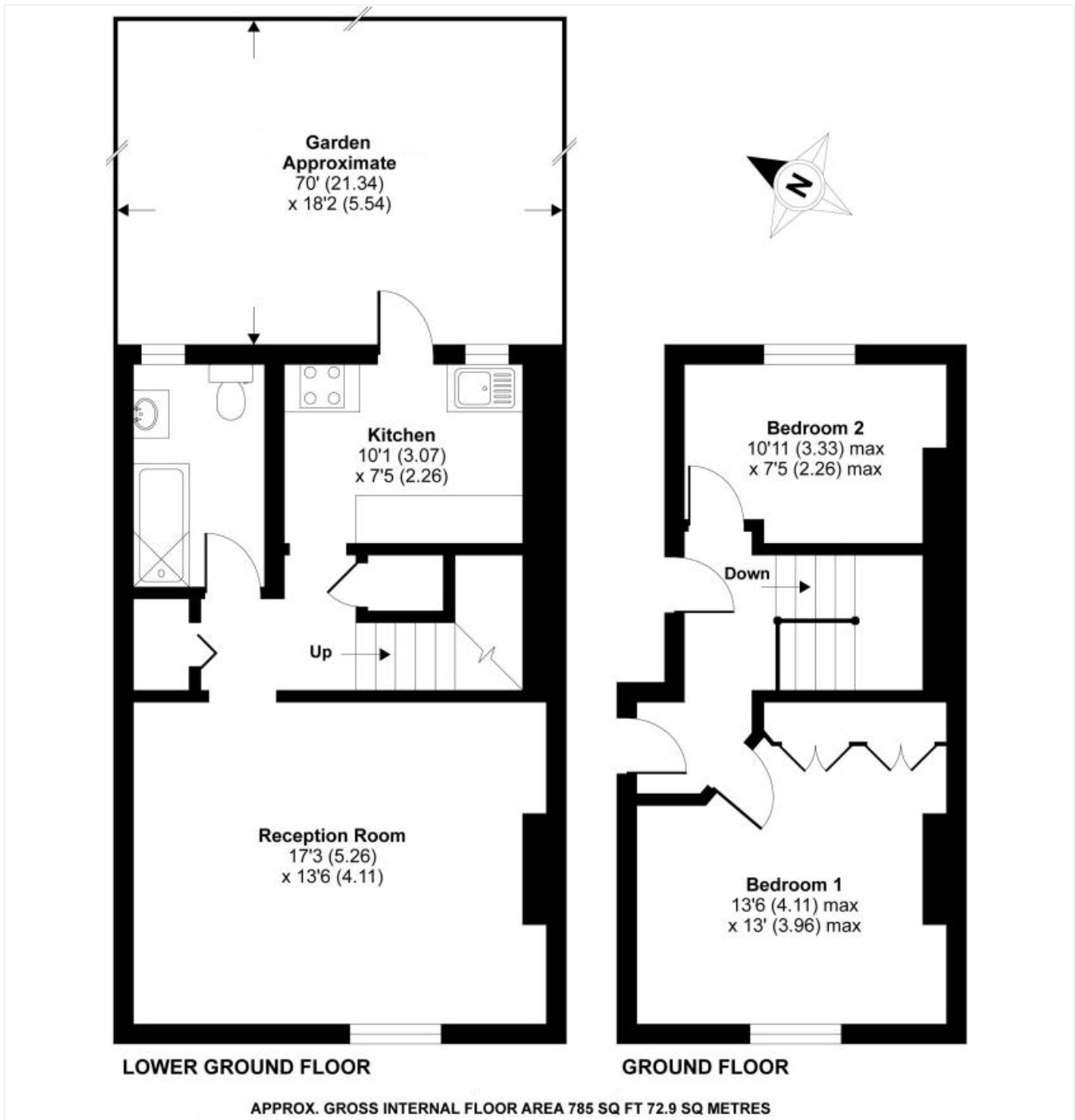
The property is located just a few minutes' walk from Blackheath Village (0.3 miles) with its array of boutique shops, farmers market, restaurants, bars and station. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.65 miles Lewisham) bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters.

The heath is just a few minutes walk and the fabulous Royal Greenwich Park is just 0.7 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital.

The O2 is also close by as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.







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
Very energy efficient - lower running costs	A		
(92-101)	B		
(81-91)	C		
(69-80)	D	66	77
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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