



**GLENTON ROAD, LEWISHAM, SE13 5RS**  
**£699,995 LEASEHOLD**

**AN IMPRESSIVE TWO/THREE BEDROOM SPLIT LEVEL APARTMENT IN THE BLACKHEATH CONSERVATION AREA WITH A PRIVATE SECTION OF GARDEN AND STUDY. WITHIN WALKING DISTANCE OF BLACKHEATH VILLAGE, HITHER GREEN AND LEWISHAM MAINLINE STATION AND DLR.**

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## DESCRIPTION:

The property spans over 1,000 sq. ft. and is arranged over the raised ground and lower ground floors, offering a flexible layout that perfectly suits modern living. On the upper level, a generous reception room to the front is bathed in natural light from large sash windows and framed by high ceilings and an elegant corning, creating a warm and inviting space to entertain or unwind. Behind, a stylish kitchen/diner offers excellent storage, striking blue tiled splashbacks, sleek cabinetry and ample room to cook, dine, and host with ease. Downstairs, the accommodation continues to impress. The 13'9 x 13'3 master bedroom enjoys a peaceful garden-facing aspect with its own fireplace and soft modern tones. A second huge 14'6 x 13'0 double bedroom also features a fireplace. The third bedroom room is really only to be used a home office, dressing room or nursery. Finally there is a modern bathroom with tiled surround alongside a useful separate WC upstairs. There is direct access to a private section of garden extending to approximately 35ft. Recently redecorated and presented in excellent condition throughout, the property retains many period hallmarks while offering the comfort of new carpeting, neutral finishes and gas central heating.

This is an impressive home that will be very popular. The property will benefit from a new 125 year lease and is sold chain free. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk).

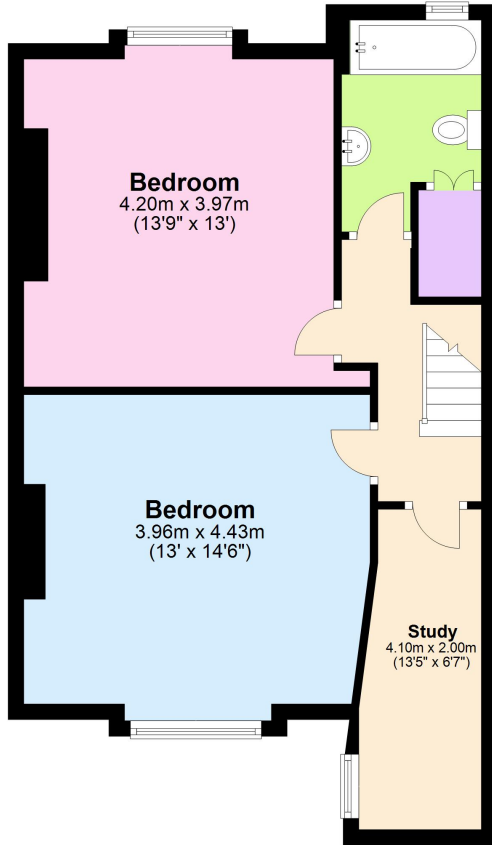
Situated just ½ mile from Blackheath Village, residents enjoy easy access to an array of amenities including bars, restaurants, boutique shops, a farmers market, and a mainline station. The magnificent Royal Greenwich Park, located just 0.87 miles away, offers serene green spaces, while Greenwich town centre boasts historical landmarks such as the Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the restored Cutty Sark. For local convenience, Manor House Gardens with its children's play park and farmers market is a mere three-minute walk away. Additionally, the area offers a range of dining and shopping options, including the M&S Food Court and various independent establishments. Transportation is seamless with Hither Green Station providing access to Central London and London Bridge in just 11 minutes. Other nearby transport options include Blackheath Station, offering connections to London Bridge, Charing Cross, Victoria, and more. With access to the DLR, London Overground, buses, riverboats, foot tunnels, and cable cars, commuting to Canary Wharf, the City, and central London is effortless. With its convenient location, excellent transport links, and renowned schools, including the Ofsted outstanding rated St Margaret's primary school just a 4 minute walk away the area is increasingly popular among young professionals and commuters. The nearby O2 adds to the area's appeal, offering entertainment and leisure options.





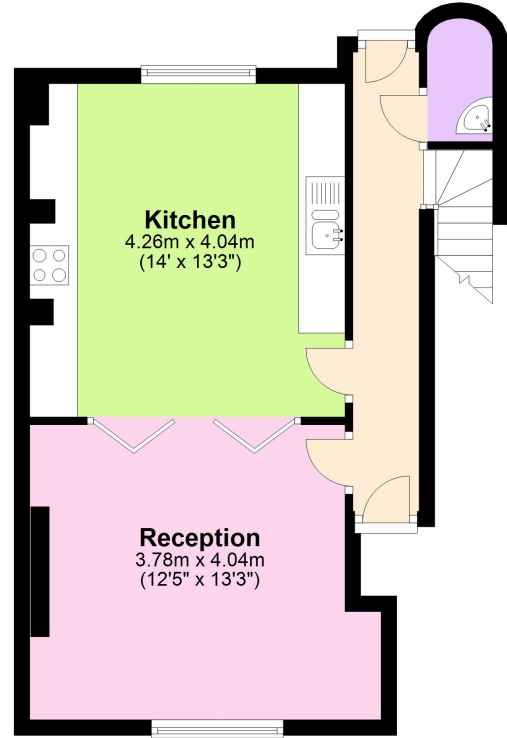
### Basement

Approx. 52.4 sq. metres (563.9 sq. feet)



### Ground Floor

Approx. 41.5 sq. metres (446.5 sq. feet)



Total area: approx. 93.9 sq. metres (1010.4 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.

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