



BRANDRAM ROAD, LEWISHAM, SE13 5EA
OIEO £450,000 SHARE OF FREEHOLD

**A SUPERB, BRIGHT AND AIRY, TWO DOUBLE BEDROOM
SPLIT LEVEL MAISONETTE WITH A GARAGE AND SET IN
THIS VERY POPULAR CUL-DE-SAC LOCATION JUST 0.39
MILES FROM BLACKHEATH VILLAGE.**

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

Winkworth

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See things differently



DESCRIPTION:

Arranged over the first and second floors with a private entrance, the accommodation comprises a large dual aspect lounge diner with large windows to the front and rear and semi-open plan to a good size kitchen with extensive work surfaces and cupboards. Upstairs off the large landing with a skylight, are two large double bedrooms both with built in wardrobes and a stunning modern shower room. The property is sold with a share in the freehold and also includes a garage en-bloc. The property is in excellent decorative order with double glazed windows, wood flooring and gas fired central heating.

This is a beautiful home and is sure to be very popular. Your immediate viewing is essential. Virtual tours can be seen at winkworth.co.uk

Situated just 0.39 miles 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 0.77 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 seven-minute walk away.

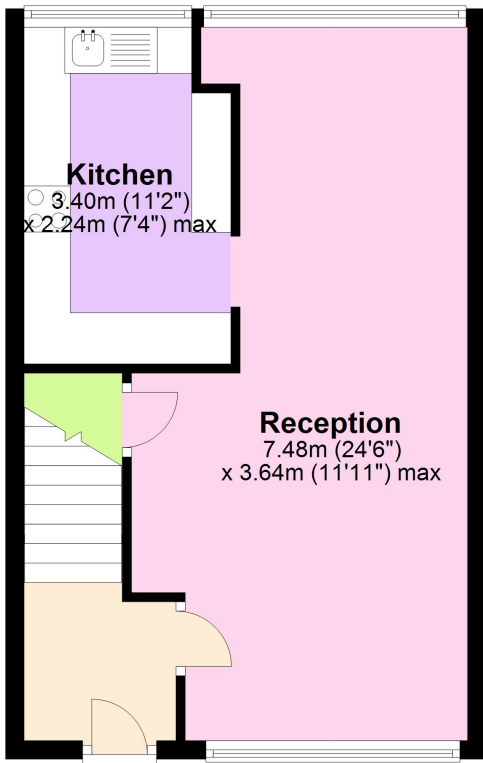
AT A GLANCE

- maisonette
- two double bedrooms
- garage
- stunning shower room
- chain free
- share of freehold
- excellent location

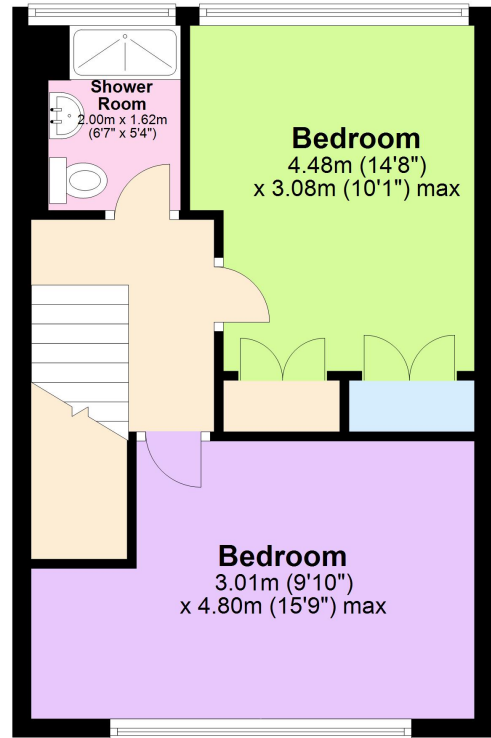




First Floor
Approx. 36.3 sq. metres (391.2 sq. feet)



Second Floor
Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 72.4 sq. metres (779.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

