



**CEDARS CLOSE, LEWISHAM, LONDON, SE13 5DP**  
**£395,000 LEASEHOLD**

**A LARGER THAN USUAL ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT, SITUATED IN THIS UNIQUE POSITION FORMING THE BRIDGE BETWEEN TWO BLOCKS OF THIS SOUGHT AFTER GATED DEVELOPMENT. SOLD CHAIN FREE.**

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## DESCRIPTION:

The accommodation comprises; a spacious 20ft reception room with wood flooring and French doors to a west facing Juliette balcony and a charming outlook, and a separate kitchen with integrated appliances including a washing machine, dishwasher, fridge/freezer, and oven/hob. There is a generously sized double bedroom (11'9" x 10'6") with French doors to an east facing Juliette balcony, wood flooring and built-in storage and a modern bathroom. Further benefits include a boarded loft with loft ladder, access to well-maintained communal gardens, gated allocated off-street parking (aswell as visitor parking) and is sold chain free.

This is a fantastic apartment, and your earliest viewing is highly recommended.

Cedars Close enjoys a prime location off Belmont Hill, perfectly positioned within walking distance of both Blackheath Village and Lewisham Town Centre. This sought-after area offers exceptional convenience for commuters, with Blackheath Station and Lewisham Station (with DLR) both under half a mile away, providing direct links to London Bridge, Cannon Street, Waterloo East, Charing Cross, Victoria, Canary Wharf, and Bank. The area also benefits from excellent transport options including bus routes, riverboat services, the Greenwich foot tunnel, and the Emirates cable car, making it highly accessible to the City, Canary Wharf, and central London—one of the many reasons it's so popular with young professionals and commuters. The O2 Arena is also nearby for world-class entertainment and events.

Blackheath Village offers an array of boutique shops, acclaimed restaurants, lively bars, and the Farmers' Market, while Greenwich maintains a charming, historic village feel. Here, you'll find iconic landmarks such as the Royal Observatory, the National Maritime Museum, the spectacularly restored Cutty Sark and the impressive Old Royal Naval College. Greenwich's covered market is one of London's finest, attracting visitors from across the capital.

For outdoor enthusiasts, the property is within easy reach of several popular open spaces, including Blackheath Common (0.43 miles), the expansive Royal Greenwich Park (0.56 miles), Hilly Fields (1.09 miles), and Manor House Gardens (1.05 miles). There is a selection of highly regarded local primary schools further enhance the appeal of this fantastic location.



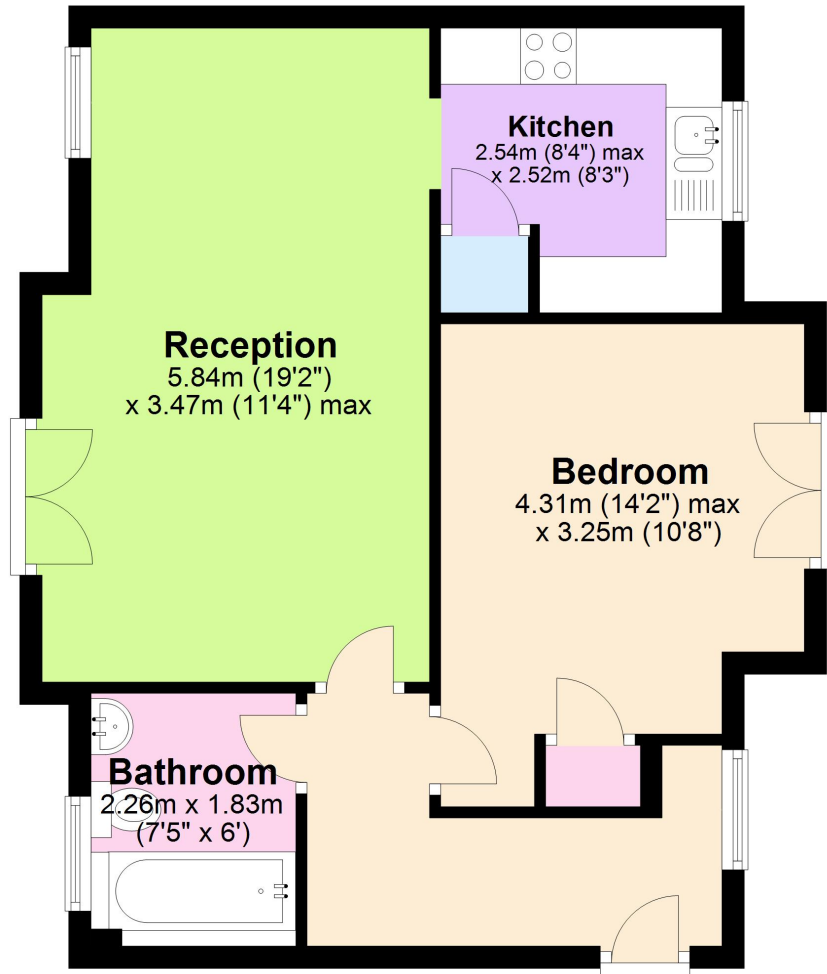






## Second Floor

Approx. 49.9 sq. metres (537.3 sq. feet)



Total area: approx. 49.9 sq. metres (537.3 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	71	72
(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	

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