



QUENTIN ROAD, LEWISHAM, LONDON, SE13 5DG
GUIDE PRICE £600,000-£650,000 LEASEHOLD

SITUATED IN THIS OUTSTANDING AND HIGHLY SOUGHT AFTER ROAD VERY CLOSE TO BLACKHEATH VILLAGE. A BEAUTIFUL AND SPACIOUS THREE BEDROOM BI-LATERAL CONVERSION SPANNING ACROSS THE FIRST FLOOR OF THESE TWO VICTORIAN HOUSES.

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

Winkworth



DESCRIPTION:

The accommodation comprises a beautiful 15'1 x 12' living room with period style fireplace and bespoke alcove units and an attractive modern kitchen with space for a dining table. There are two almost identical 10'5 x 9'1 bedrooms with built in wardrobes and a very large 15'2 x 12'1 master bedroom with built in wardrobes. There is a superb modern bathroom with freestanding bath and separate shower and a separate WC. There is ample storage available, including a communal external utility room which is plumbed for a washing machine and shared patio area. The property is in good decorative order with period features, wood flooring, gas fired central heating, fireplaces, high ceilings and sash windows.

This is an impressive home and will be very popular. Your immediate viewing is essential.

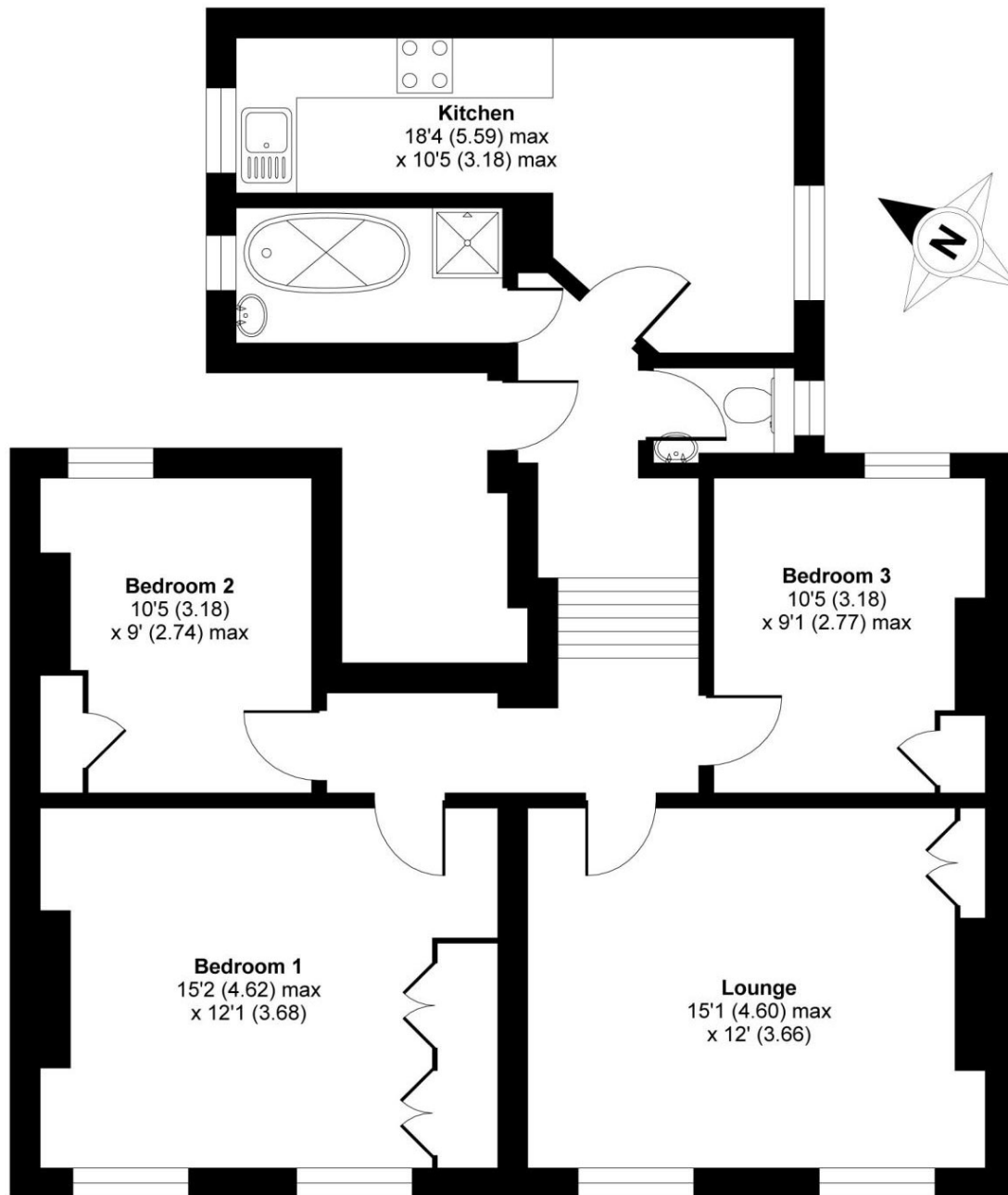
The property is located just a few minutes' walk from Blackheath Village (0.25 miles) with its array of boutique shops, farmers market, restaurants, bars and station. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.75 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.







FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 893 SQ FT 823.0 SQ METRES

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
(81-91) B	
(69-80) C	
(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	

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



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.