



BRANDRAM ROAD, LEWISHAM, SE13 5RT
GUIDE PRICE £340,000 - £360,000 LEASEHOLD

SITUATED JUST ½ MILE FROM BLACKHEATH VILLAGE AND WITHIN THE BLACKHEATH CONSERVATION AREA, IS THIS LARGE ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH A PRIVATE GARDEN AND SOLD CHAIN FREE.

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DESCRIPTION:

With a private entrance the accommodation comprises; a very large reception room with semi-open plan kitchen diner and living space, a good size double bedroom with built in wardrobes and a shower room. There is direct access from the bedroom to a good sized paved garden. The property has been freshly decorated but still offers scope to enhance and is perfect for a new buyer to put their own mark on. The property is sold chain free and viewing is highly recommended. Video tours can be seen at 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 such as La Delice, Found Hope Store, Drink@Bob's, Otto's Greenhouse, Sapore Vero, and Park Fever. 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, the area is increasingly popular among young professionals and commuters. The nearby O2 adds to the area's appeal, offering entertainment and leisure options for residents and visitors alike.

AT A GLANCE

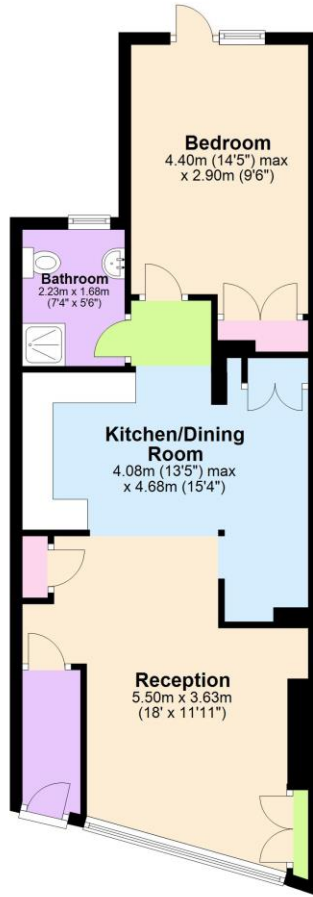
- converted shop
- one double bedroom
- open plan kitchen
- private garden
- private entrance
- chain free
- close to shops





Ground Floor

Approx. 55.3 sq. metres (595.2 sq. feet)



Total area: approx. 55.3 sq. metres (595.2 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		74	75
(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	