



BELMONT PARK, LONDON, SE13 5BN
OIEO £1,450,000 FREEHOLD

AN ABSOLUTELY STUNNING AND IMPRESSIVE, FOUR DOUBLE BEDROOM, TWO BATHROOM, SEMI DETACHED EDWARDIAN HOME FINISHED TO A VERY HIGH STANDARD WITH A 60FT SOUTH FACING GARDEN LOCATED WITHIN THE BLACKHEATH CONSERVATION AREA AND JUST 0.38 MILES FROM BLACKHEATH VILLAGE AND 0.26 MILES TO MANOR HOUSE GARDENS.

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DESCRIPTION:

The property has been vastly improved and extended by the current vendors and is in excellent decorative order throughout with features including; high ceilings, period features, ornate corning, partially double glazed windows, wood flooring, marble fireplaces, gas fired central heating and partial under floor heating.

The accommodation briefly comprises; an entrance hall, two elegant reception rooms with interconnecting doors to form a large through reception, and a downstairs cloakroom (WC). To the rear and into a large extension, is a huge luxury modern kitchen/diner/family room with island, range style oven, breakfast bar, skylights, integrated appliances, and bi-folding doors to the garden. Upstairs are three double bedrooms including a very large master with extensive built in wardrobes and a gorgeous family bathroom with his and hers wash basins, separate shower and free standing jacuzzi bath. The fourth bedroom has been cleverly created on the lower ground floor with a modern four piece bathroom and a utility room. The south facing landscaped garden extends to approx. 70ft.

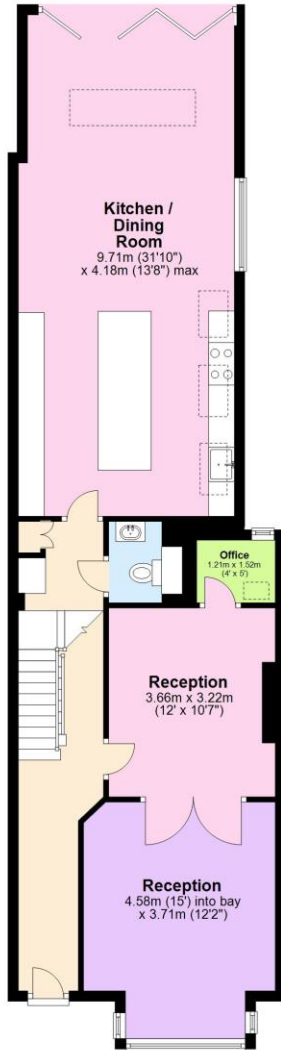
This is a wonderful family home and your earliest viewing is essential. Video tour can be seen at Winkworth.co.uk

This section of Belmont Park, which is an extension of Kingswood Place, is a very desirable location. It is perfect for commuting into the city with Blackheath Station only 0.4 miles away, Lewisham Station and DLR is 0.7 miles and Hither Green is 0.6 miles. It is also close to all the bars, restaurants and boutique shops of Blackheath Village as well as the Ofsted outstanding primary schools of St Margaret's and John Ball. The popular open spaces of Blackheath Common, (0.5 miles), Greenwich Park, (0.8 miles), and Manor House Gardens, (0.26 miles), are all within a short walk.

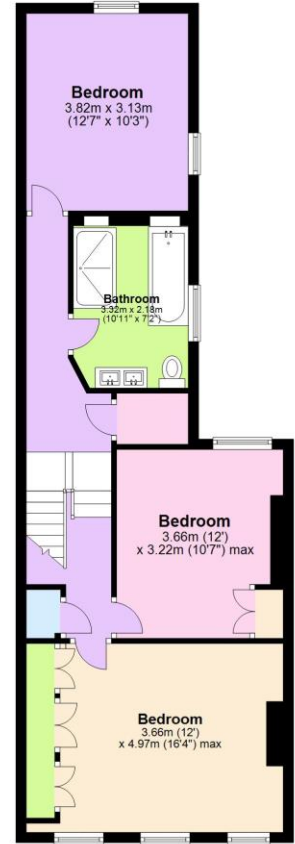




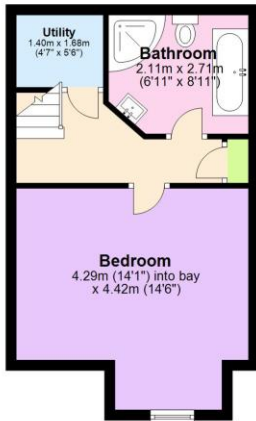
Ground Floor
Approx. 87.1 sq. metres (937.8 sq. feet)



First Floor
Approx. 63.3 sq. metres (681.4 sq. feet)



Basement
Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 182.5 sq. metres (1963.9 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		
(55-68)	D	59	
(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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