



WALERAND ROAD, LEWISHAM, SE13 7PQ  
OIEO £350,000 LEASEHOLD

CONVENIENTLY LOCATED VERY CLOSE TO LEWISHAM STATION & DLR AND JUST A SHORT WALK FROM THE HEATH, IS THIS SPACIOUS TWO BEDROOM APARTMENT SPANNING OVER 600 SQ FT., SOLD CHAIN FREE.

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

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## DESCRIPTION:

Found on the ground floor of this purpose built block the accommodation briefly comprises: a large (17'10x15') reception room with a separate modern kitchen. There is a great size (12'9x8'10) master bedroom, a 11'10x 6'7 second bedroom and finally is the family bathroom. The property is in good decorative with wood flooring, gas fired central heating and double glazed windows.

This is a lovely apartment and your immediate viewing is highly recommended. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Situated on Walerand Road, a quiet residential road off Lewisham Hill, and a short walk from the open heath and Greenwich Park beyond, the property is ideally located for easy access to all necessary local amenities including Lewisham town centre with its huge range of shopping facilities as well the plentiful transport options with the DLR and mainline stations in Lewisham as well as extensive bus and road links. Blackheath Village with its array of boutique shops, bars and restaurants is also close by.

Close to the Heath | Blackheath Village - 0.64 miles | Greenwich Park - 0.45 miles | Within easy reach of outstanding primary and secondary schools | Canary Wharf - 2.53 miles | The City (Bank) - 4.84 miles

DLR - Lewisham - 0.3 miles | British Rail - Lewisham 0.3 miles / Blackheath - 0.65 miles | Underground - North Greenwich - Jubilee line - 2.46 miles. journey times from Lewisham: London Bridge - 12 minutes | Cannon Street - 18 minutes | Victoria - 24 minutes | Charing Cross - 21 minutes

## AT A GLANCE

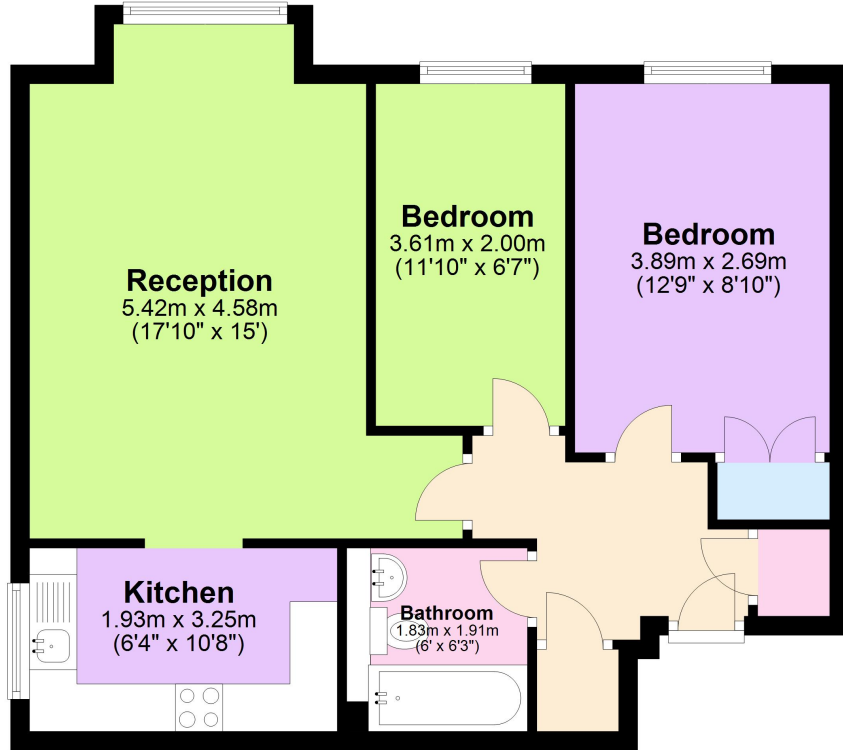
- two bedrooms
- 603 sq ft.
- ground floor
- chain free
- close to Blackheath
- moments from Lewisham Station & DLR





## Ground Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



Total area: approx. 56.1 sq. metres (603.7 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	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		
England, Scotland & Wales		EU Directive 2002/91/EC	

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