



**BELMONT GROVE, LEWISHAM, LONDON, SE13 5DW**  
**OIRO £700,000 LEASEHOLD**

**OCCUPYING THE ENTIRE UPPER TWO FLOORS OF THIS IMPRESSIVE VICTORIAN SEMI-DETACHED HOUSE, IS THIS SUBSTANTIAL FOUR BEDROOM, TWO RECEPTION ROOM SPLIT LEVEL CONVERSION SPANNING IN EXCESS OF 1,400 SQ.FT LOCATED JUST 0.4 MILES FROM LEWISHAM STATION (MAINLINE & DLR) AND 0.5 MILES TO BLACKHEATH VILLAGE.**

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## DESCRIPTION:

The property would benefit from modernisation although features include; high ceilings, period features, stripped floorboards, sash windows and gas fired central heating.

With an entrance on raised ground floor, the accommodation briefly comprises; a huge 16'7 x 14'4 front reception room, large 14'4 x 13'6 dining room, a good size and separate kitchen, modern shower room and a separate WC. The top floor provides a huge 16'10 x 13'0 master, a 14'3 x 13'0 second double bedroom, two further bedrooms and some storage.

This is a large and versatile home with fantastic potential and has to be viewed asap. There is no chain and the property is sold with a 237 year lease.

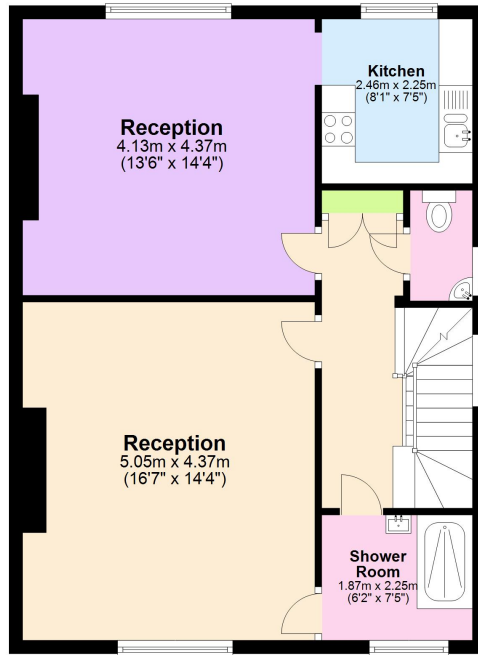
Belmont Grove is a popular cul-de-sac and very convenient location which is perfect for the commute into the City, West End or Canary Wharf with Lewisham Station and DLR within 0.4 miles and Blackheath Station 0.5 miles. Lewisham station gives direct access to London Bridge, Cannon Street, Waterloo East, Charing Cross and Victoria as well as Canary Wharf and Bank on the DLR. The popular open spaces of Blackheath Common, (0.43 miles), Greenwich Park, (1.06 miles), Hilly Fields, (1.09 miles) and Manor House Gardens, (1.05 miles), are all within a short walk. There are several popular primary schools close by. Blackheath Village with its array of bars, restaurants and boutique shops is just a short walk away.





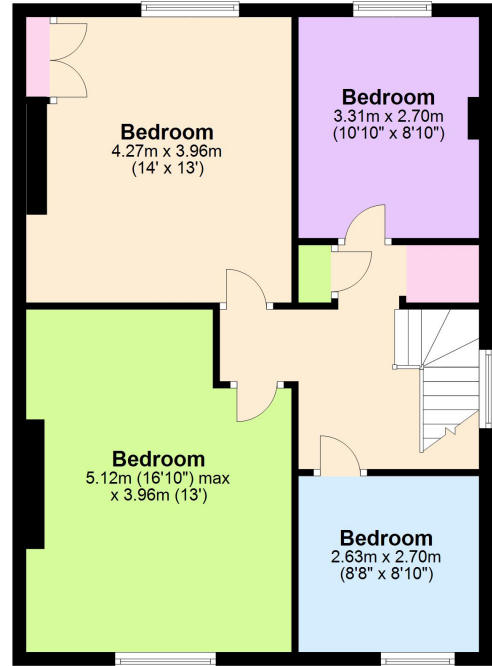
### First Floor

Approx. 62.3 sq. metres (670.7 sq. feet)



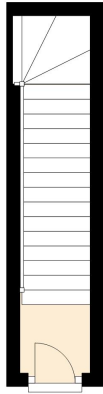
### Second Floor

Approx. 64.2 sq. metres (690.6 sq. feet)



### Ground Floor

Approx. 5.6 sq. metres (60.2 sq. feet)



Total area: approx. 132.1 sq. metres (1421.6 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.

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