



Belmont Hill | London, SE13 5AZ



Guide Price £400,000 - £425,000

Leasehold

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Belmont Hill, London

Nicely presented two bedroom 2nd floor purpose built flat a short walk from Blackheath Village, sought after block. This lovely apartment briefly comprises large reception with access to private balcony, two bedrooms, kitchen and bathroom with white suite, residents parking and garage.

Property Features

- Two bedroom flat
- Share of Freehold
- Fully fitted kitchen and bathroom
- Balcony
- Resident parking, communal gardens, and garage
- Short walk to Lewisham Shopping Centre, schools, and parks
- Close to Lewisham Train/DLR Station
- Total floor area: 66m²= 710ft² (guidance only)



Interior

ENTRANCE HALL: Entrance door, built in storage cupboard and airing cupboard with immersion heater and built in washing machine, concrete floor, access to all rooms.

RECEPTION ROOM: 4.48m x 4.23m (14'8" x 13'11") Double glazed window and door to balcony, concrete floor, electric plug in radiator.

KITCHEN: 2.67m x 2.11m (8'9" x 6'11") Double glazed window to front, range of wall and base units, space or free-standing cooker, extractor hood, sink unit with mono taps, tiled splash back and concrete floor.

BEDROOM 1: 4.01m x 3.25m (13'2" x 10'8") Double glazed window to front, cork floor, electric plug in radiator.

BEDROOM 2: 3.94m x 2.39m (12'11" x 7'10") Double glazed window to front, cork floor, electric plug in radiator.

BATHROOM: Double glazed window to front, panel enclosed bath with shower attachment, vanity mounted wash hand basin, low level w.c., plug in heated towel rail, partly tiled walls, and concrete floor.

BALCONY: To rear.

Share of Freehold Information

Time remaining on lease: Approx. 794 years*

Service Charge: £200 per month*

(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,712.24 pa)

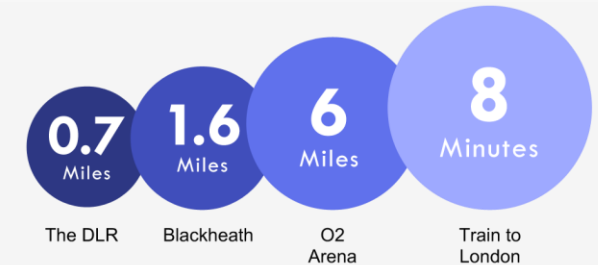
EPC Rating: E





Property Location

Belmont Hill, London, SE13 5AZ



*All distances from branch postcode. Train time from nearest station.

Location

While it's easy to hop on the train or DLR at Lewisham station to explore the rest of London, there's plenty in the town itself. There's an indoor shopping centre and a daily street market, a surprising amount of green space and restaurants serving world cuisine.

Families can choose from a wide selection of state primary and secondary schools, as well as some respected independent options. Blackheath is Lewisham's close neighbour, with fine dining, boutique shops and bustling bars.

**FOR MORE INFORMATION
CONTACT US TODAY.**

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