





Property Summary

Top floor Victorian conversion flat in an attractive building with access to the 'turret' in a smart residential road near 3 Stations. 2 bedrooms and vaulted ceilings.

Property Features

- TOP FLOOR FLAT
- VICTORIAN CONVERSION
- TWO BEDROOMS
- LIVING ROOM
- SEPARATE KITCHEN
- MAJESTIC LOOKING BUILDING
- 'TURRET'
- 0.7 MILE TO LEWISHAM STATION
- 0.6 MILE TO LADYWELL STATION
- LEASE BEING EXTENDED







Mark Beaumont are pleased to market this unique character two bedroom top floor conversion flat, forming part of this imposing and rather majestic residence situated in the heart of Lewisham with access to the town centre, main line station and the 'DLR'. The property benefits from central heating, a bright landing hall with access to a good size lounge and separate kitchen. The feature about this flat is the beautiful Turret which is accessed via the second bedroom and provides a superb vantage point with panoramic views across Lewisham and the City. Further benefits include plenty of storage and gas central heating. Must be viewed. Will especially appeal to a buyer looking for something a little different & special.

11/12/2020 Energy performance of buildings register

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	68 D
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA (GIA) The footprint of the property 66.16 sqm / 712.14 sqft
 NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 60.99 sqm / 656.49 sqft
 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft
 RESTRICTED HEAD HEIGHT Limited use area under 1.5 m 11.41 sqm / 122.82 sqft

spec Verified
 RICS Certified Property Measurer
 Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.
 IPMS 3B RESIDENTIAL 64.29 sqm / 692.01 sqft
 IPMS 3C RESIDENTIAL 61.01 sqm / 656.71 sqft
 spec id: 5fa0275ed5c4c20daa96404c