







### Property Features

- VICTORIAN HOUSE
- THREE RECEPTION ROOMS
- THREE BEDROOMS
- TWO BATHROOMS
- PRIVATE GARDEN
- 0.5 MILE TO THE DLR & STN
- BETWEEN HITHER GREEN & LADYWELL
- PERIOD FEATURES
- NEW KITCHEN & BATHROOMS
- NEW DOUBLE GLAZING



## DESCRIPTION

This is a substantial Victorian home, built with a rather attractive red brick under a tiled roof: There are three double bedrooms, three reception rooms and two bathrooms. This period house is in excellent and spotless condition. The house benefits from a new kitchen and bathrooms, new double glazing and a recent boiler. This is a house you can move into, stress free for several years.

Located very centrally, yet in a quiet road with very little traffic. Features include: High ceilings and feature fireplaces.

The location is very convenient for a commute into the City, West End or Canary Wharf with Lewisham Station and DLR within 0.4 miles and Ladywell Station 0.40 miles, Hither Green is 0.80 miles and Blackheath Station 1.3 miles. Lewisham station gives direct access to London Bridge, Cannon Street, Waterloo East, Charing Cross and Victoria aswell as Canary Wharf and Bank on the DLR. The popular open spaces of Hilly Fields, (0.70 miles), Manor House Gardens, (1.0 miles), Blackheath Common, (1.30 miles), and Greenwich Park, (1.30 miles), are all within a short walk. For sale with vacant possession.

#AskBeaumont #Lewisham #SE13 #Victorian #HouseForSale

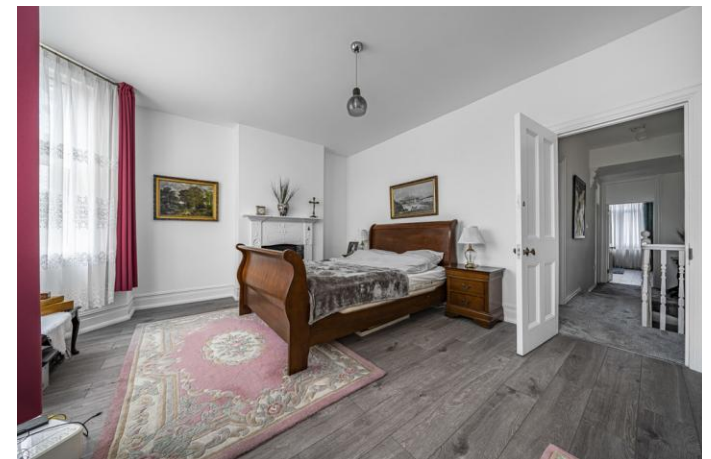
WALKSCORE.COM 95/100 'Walkers Paradise'

## AGENTS NOTE

1301 ft2. 120.8m2

London Borough of Lewisham Council tax Band 'D' which in 23/24 is £1926.27

For sale with no chain.





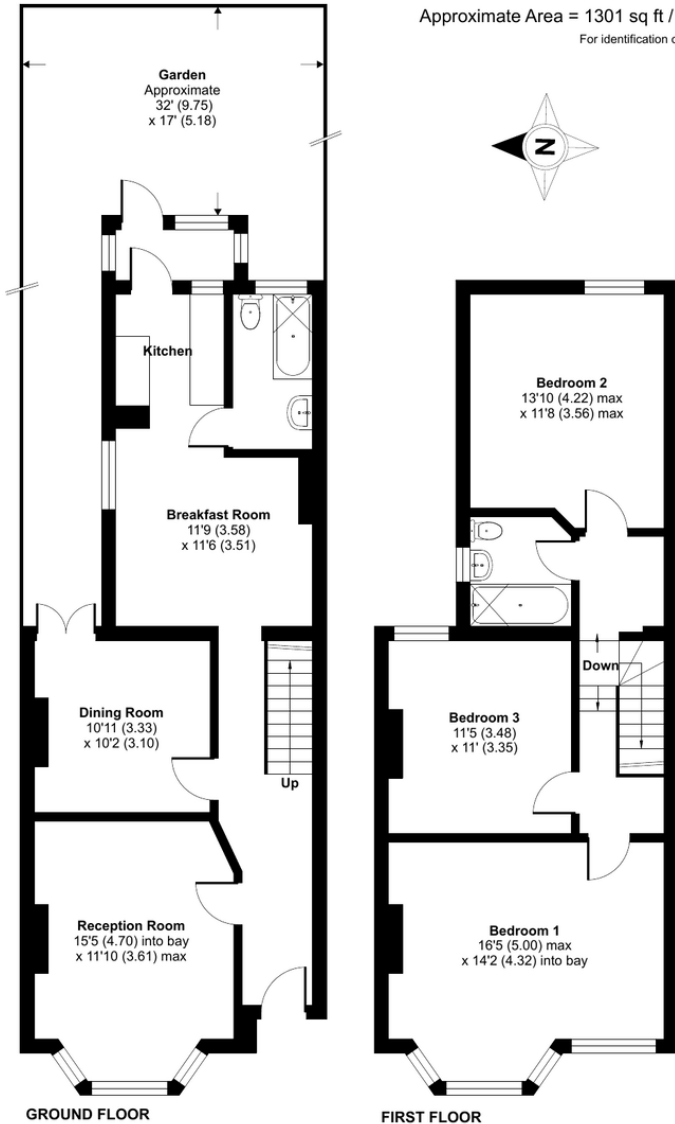






## Limes Grove, London, SE13

Approximate Area = 1301 sq ft / 120.8 sq m  
For identification only - Not to scale



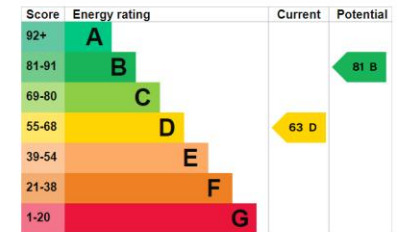
### DISTANCES

Distances are taken from googlemaps.co.uk. They are approximate and are to be used as rough guide only.

- DLR & Lewisham Stn 0.4 Mile
- Ladywell Stn 0.5 Mile
- Hither Green Stn 0.6 Mile
- Blackheath Stn 0.93 Mile

### PARKS

- Ladywell Fields 0.40 Mile
- Manor Park 0.50 Mile
- Lewisham Park 0.50 Mile
- Hilly Fields 0.70 Mile
- Manor House Gardens 1.0 Mile
- Blackheath 1.30 Mile
- Greenwich Park 1.30 Mile
- WALKSCORE.COM 95/100 'Walkers Paradise'. "Daily errands do not require a car".



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Mark Beaumont. REF: 993644