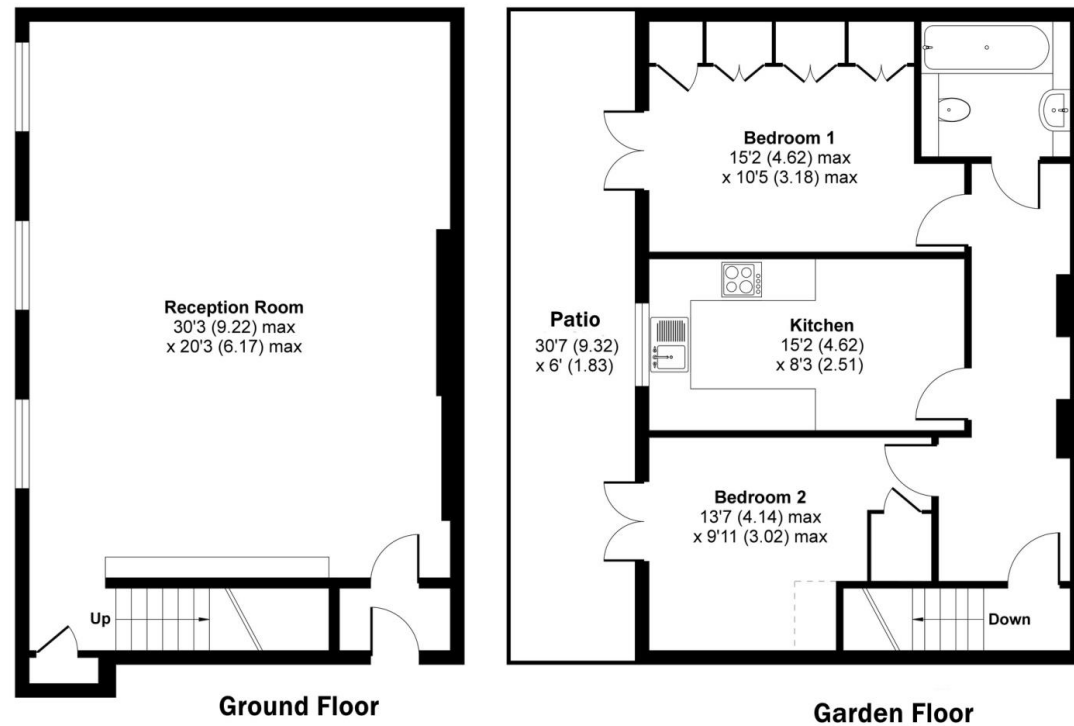


## Cedars Close, Belmont Hill, London, SE13

Approximate Area = 1222 sq ft / 113.5 sq m  
 Limited Use Area(s) = 7 sq ft / 0.6 sq m  
 Total = 1229 sq ft / 114.1 sq m  
 For identification only - Not to scale



Denotes restricted  
head height



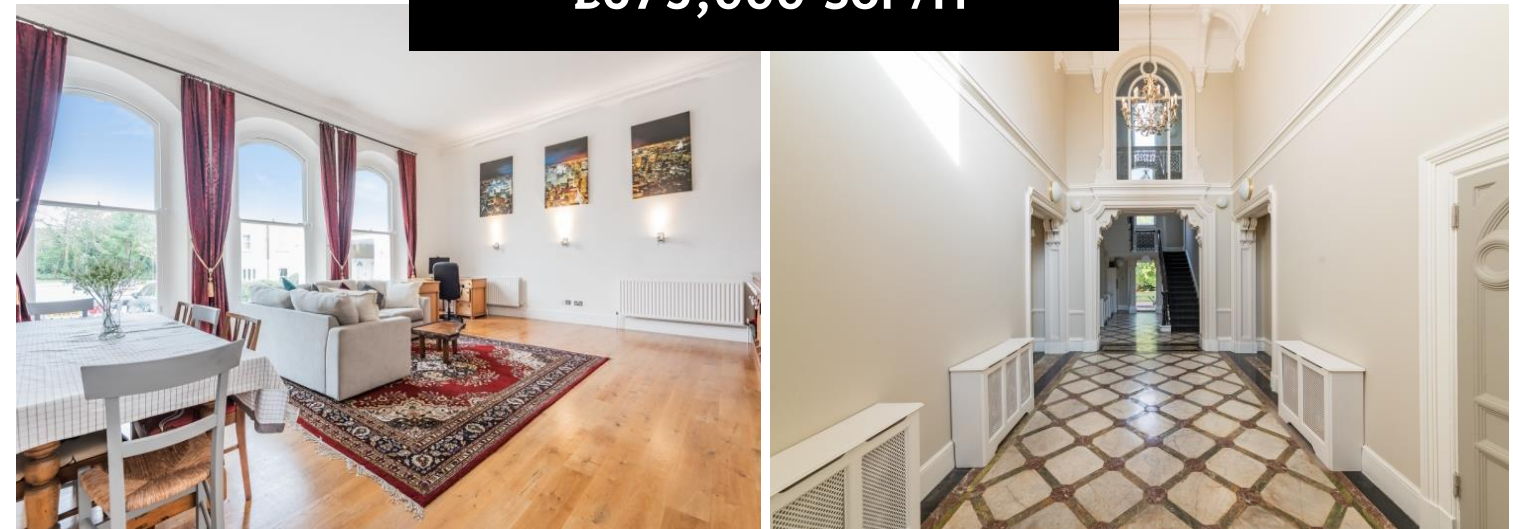
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for John Payne. REF: 651272

### AGENTS NOTE

John Payne as our agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.



**£675,000 SoF/H**



## Two Bedroom Split Level Conversion Flat

- Stunning Reception Room
- Two Double Bedrooms
- Modern Kitchen
- Off Street Parking
- Split Level Accommodation
- Remodelled Bathroom
- Communal Gardens
- Energy Efficiency Rating D



Belmont Hill London SE13

VIRTUAL VIEWING AVAILABLE. Stunning, light, airy and supremely spacious hall floor and garden floor, split level conversion flat in this elegant and opulent mansion house in an exclusive gated development just off Belmont Hill, a short walk from both Blackheath Village and Lewisham mainline station and DLR.

Features include a spectacular reception room with huge windows and high ceilings, access to a sunken courtyard via two sets of French doors, two double bedrooms, a remodelled bathroom, a modern, well equipped kitchen.

There is an allocated parking space to the front, magnificent communal entrance hall and a useful store room in the large shared cellars in the basement and extensive and attractive communal gardens to the rear. Energy Efficiency Rating D.

TENURE: Leasehold (Share of Freehold)  
Term: 999 years  
Service Charge: £4,000 per annum  
Council Tax Band: G

£675,000 SoF/H

