

Granville Park SE13 **Guide price £1.1 Million**

Amazing Loft style apartment in excess of 1700 sq.ft. set on the second floor of this sought after development located on the edge of the heath. The prime apartment with its double height ceilings and full height windows giving incredible light and space with far reaching views.

KERSHAW'S

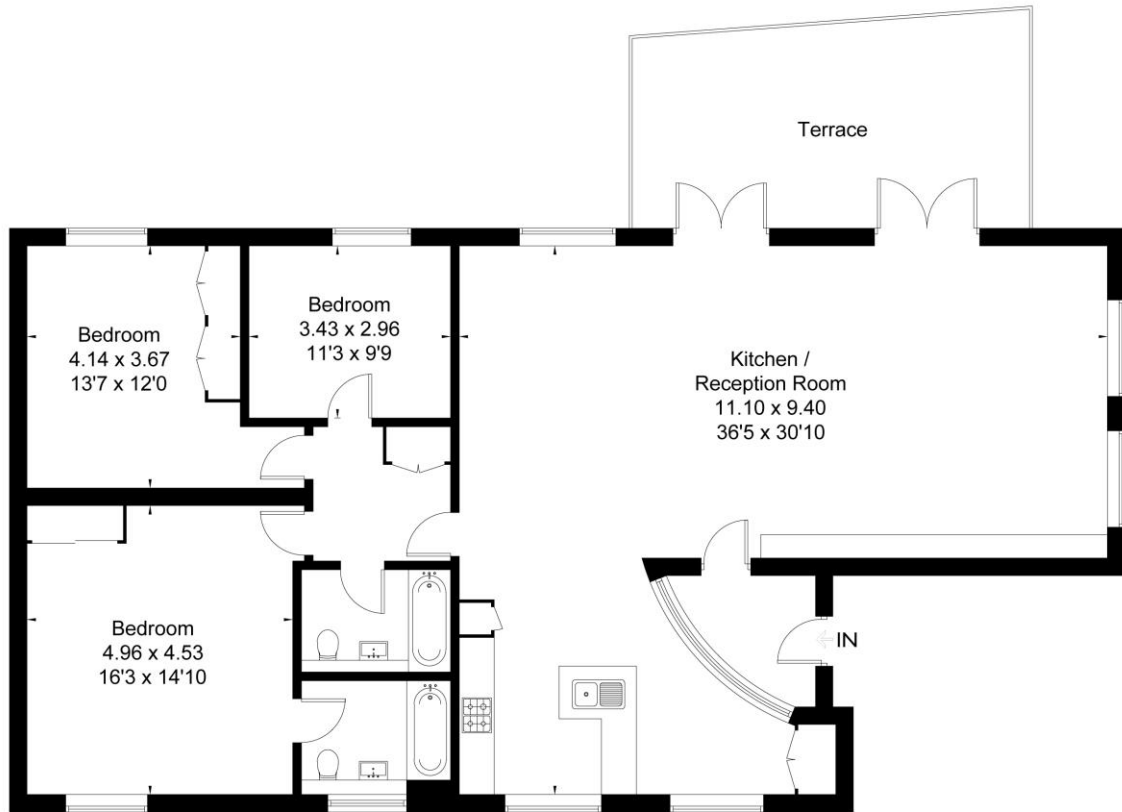


KERSHAW'S

The open plan living and fitted kitchen have two sets of double doors leading out onto a large private terrace. Master bedroom with en-suite bathroom, two further double bedrooms and bathroom. Laundry cupboard. Neutral decor and solid wood floors. Reserved parking space plus guest parking and beautifully maintained communal gardens. Residents lift. Located a short walk to Blackheath Village with its array of shops restaurants cafes bars and mainline station and Lewisham Town centre with Zone 2 Mainline station and dlr with fast access to Canary Wharf, the City and West End.



Approximate Area = 158.1 sq m / 1702 sq ft
Including Limited Use Area (3.3 sq m / 35 sq ft)



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	