



## Eliot Park London SE13 £2 Million Freehold

Unique and luxurious recently built detached contemporary home offering spacious well planned and proportioned interior of over 2,300 sq ft with an ultra high end specification. Some of the many features include CP Hart sanitary ware - bespoke Biography Kitchen - bespoke Iroko staircase - Herringbone engineered oak flooring with under floor heating throughout - Lutron Lighting system throughout - Sonos sound system - bespoke joinery - oak doors and black ironmongery throughout - award winning landscape architect designed garden. Located on the west side of Blackheath a short distance to the open heath and Blackheath Village. Lewisham mainline station and DLR are a few minutes walk offering fast and frequent services to the City Canary Wharf Victoria and West End.


# KERSHAW'S





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		90	90
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

Approximate Area = 221.0 sq m / 2379 sq ft  
Including Limited Use Area (3.2 sq m / 34 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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