

AUCOOT



ADDRESS

Weardale Road, London SE13

PRICE

£750,000

ARCHITECT

31/44

INFORMATION

This is a unique three-bedroom house nestled in a quiet corner of Lewisham. The first self-build from Stephen Davies – one of the directors of 31-44 Architects, it's an opportunity to own one of the projects that helped inform the design language established by this prestigious, award-winning practice.

Overlooking the historic river Quaggy, the house boasts a picturesque vista with large picture windows and sliding doors that open out to a courtyard garden and the river wall, making the most of this enviable view. The open-plan living area and kitchen are on the ground floor, which also includes a double-height void, storage cupboards, a utility room and a WC.

Upstairs to the first floor, there is a family bathroom, a double bedroom and an additional, flexible room that can be used as an additional living space or can be separated and used as a bedroom. The top floor has a further large double bedroom with en suite and terrace.

Weardale Road is situated between Lewisham, Blackheath and Hither Green stations, with excellent transport links to Canon Street, London Bridge, Waterloo East, Charing Cross and Victoria stations. There are plenty of green spaces throughout this area of south east London, the nearest being Manor House Gardens and Manor Park. Further afield the expanse of Blackheath and Greenwich park are about a 30 minute walk away. Blackheath itself has a vibrant village-feel, with many restaurants, shops and cafes, including The Ivy Café Blackheath. Lewisham is undergoing a large redevelopment, which is due to complete in 2024. The changes will see the town centre re-imagined with shops, restaurants, cafes, a civic space, cinema and gym.

LEASE LENGTH

n/a

SERVICE CHARGE

n/a

EPC

=tbc





Weardale Road, SE13

Approximate Gross Internal Floor Area : 1064 sq ft / 98.8 sq m (Excluding Void)

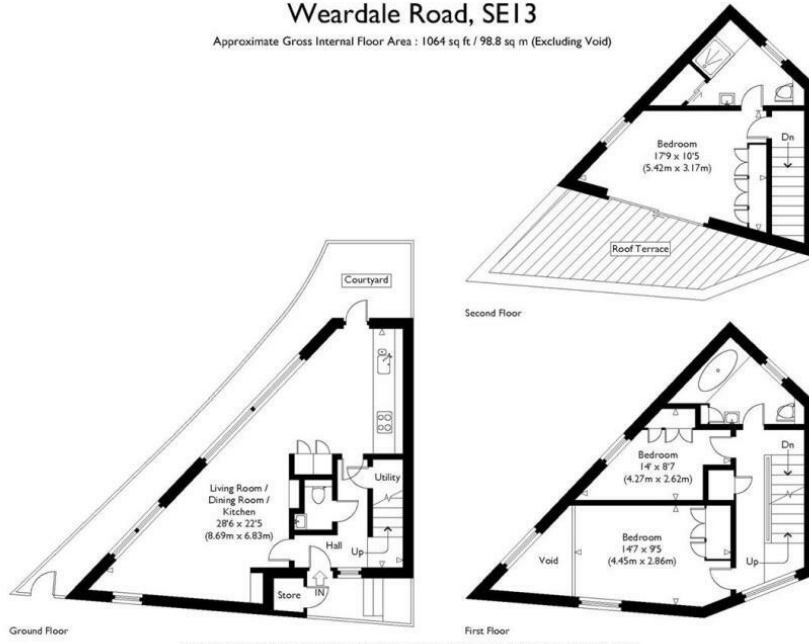


Illustration for identification purposes only, measurements are approximate, not to scale.