



## Belmont Hill London SE13

Price £1,950,000 Freehold

Bedrooms: 5 Receptions: 4 Bathrooms: 3

A truly substantial, five bedroom period semi-detached family house offering in excess of 3000 sq ft of elegant accommodation arranged over four floors. Set back from Belmont Hill the property is conveniently located for Blackheath Village and Lewisham mainline and DLR stations. EER: E

**John Payne**

These details available online [johnpayne.com/P207069](http://johnpayne.com/P207069)  
at viewing on 020 8318 1311

 onTheMarket.com



A truly substantial, five bedroom period semi-detached family house offering in excess of 3000 sq ft of elegant accommodation arranged over four floors.

## TOP FLOOR

### Landing

Double glazed Velux skylight and panelled doors to all rooms.

### Bedroom 4 (at rear)

Double glazed casement window providing far reaching views and views over garden, double glazed window to side with views towards to London skyline including the Shard. Access to eaves storage, pedestal wash hand basin with tiled splashback and heated chrome towel rail, cast iron period fireplace, double radiator.

### Shower Room

Fully enclosed shower cubicle, low level WC, heated chrome towel rail, walls fully tiled in white ceramics with contrasting mosaics, extractor fan, inset spotlighting, tiled flooring, heated chrome towel rail.

### Bedroom 3 (to front)

Double aspect room with double glazed sash cord style window to the front, double glazed window to side with double glazed skylight above, pedestal wash hand basin. Access to eaves storage, corner storage cupboards, double radiator, cast iron period fireplace.

## FIRST FLOOR

### Landing

Of good size with double glazed sash cord window to side, ceiling coving, radiator, feature arch with decorative corbels and panelled doors to all rooms.

### Bedroom 1/Master

Double glazed sash cord window to rear with super views over gardens, tiled fireplace with ornate surround, ceiling coving, two wall light points, double radiator, deep walk-in wardrobe.

### Bedroom 2

Currently used as a dressing room, fitted with an extensive range of wardrobes and drawer units, double glazed sash cord window to front, ceiling coving, corner fitted storage cupboard, glass fronted doors above, cast iron Art Nouveau style fireplace with coal effect gas fire and marble hearth, spotlighting. Panelled door through to family bathroom which is also accessed from the hallway.

### Bathroom

Comprising roll top bath with mixer taps, vanity wash hand basin with cupboards below, low level WC, underfloor heating, large walk-in shower and steam room with attractive mosaic tiled walls and opaque window, semi-opaque sash cord double glazed window to front, heated chrome towel rail, inset spotlighting.

### Bedroom 5

Attractive semi opaque Bow sash cord window to rear overlooking garden, petite cast iron period fireplace with carved surround, two radiators, ceiling coving. Open doorway through to walk-in shower room.

### Shower Room

Large open shower cubicle, low level WC, corner fitted vanity wash hand basin, heated chrome towel rail, fully tiled walls with one wall featuring glass mosaic tiling, extractor fan, inset spotlighting.

## HALL FLOOR

Access via original entrance door with fan light above opening onto entrance lobby with parquet flooring, radiator, panelled doors to hallway and to cloakroom.

### Cloakroom

Attractive tiled Terrazzo style flooring with low level WC, wash hand basin with tiled splashback, heated towel rail, ornate ceiling cornice work and high level double glazed window to front.

### Reception Hall

Feature sweeping staircase to first floor with turned balustrade and polished handrail, radiator, parquet flooring and panelled doors to all rooms.

### Reception 1 (to front)

Full height sash cord window double glazed to front with working shutters, ornate cast iron period fireplace with coal effect gas fire and carved wooden surround, extensive fitted bookshelving and storage cupboards adjacent to chimney breast, ceiling coving, ceiling rose, double radiator. Twin folding door providing division from Reception 2.

### Reception 2

Full height window to rear with glazed door overlooking a providing access onto wrought iron verandah with steps down to garden. Large marble fire surround with slate hearth and inset cast iron wood burner, coving picture rail, dado rail, two radiators. Original high skirting, ceiling rose. Twin folding doors through to Reception 1.

### Dining Room/Reception Room

Feature Bow sash cord window to rear overlooking garden, ornate carved marble fire surround with inset tiled fireplace and tiled hearth, parquet flooring, large double radiator, original high skirting, ceiling coving, picture rail, wall light points.

## GARDEN FLOOR

### Hall

Parquet flooring throughout, part glazed door to side, large understairs storage cupboard, double radiator.

### Cloakroom

Low level WC, petite wash hand basin with mixer taps and tiled splashback, high level opaque window to side, solid wood flooring, spotlighting.

### Utility Room

Large commercial style stainless steel double bowl sink unit with mixer tap and cupboards below, plumbed for washing machine, tiled flooring and panelled door through to additional utility cupboard housing plumbing for automatic machine, small window to side, tiled flooring.

### Study

Good size with double glazed windows to front, extensive fitted base units with desk area, storage cupboards above and below and open bookshelving, parquet flooring, ceiling coving, inset spotlighting, double radiator, dimmer switch.

### Utility 2

Large enamelled Butler sink, cupboards below, extensive worktop with tiled splashback and open shelving, ceiling coving, inset spotlighting. Open serving hatch through to kitchen/dining area.

Door to large walk-in Boot Room providing very useful additional storage space with tiled flooring, there is also a wine store with full height glazed partition and door providing ample storage for wine.

### Kitchen/Breakfast Room

Arranged as two distinct areas.

### Kitchen/Breakfast

Fitted with an extensive range of wall and base units with large feature island unit, stainless steel natural wood and stone worktops, circular sink unit with mixer taps, marble flooring to kitchen area, large five burner Range cooker, extractor fan, glass fronted display units either side of chimney breast, large dresser, ceiling coving, inset spotlighting, walls to part of work surface tiled in contrasting ceramics. Twin double glazed French doors with windows adjacent overlooking and providing access on to garden.

### Dining Area

Double aspect room with feature double glazed sash cord Bow window to rear and sash cord window to side, cast iron period fireplace with tile heath and carved wooden surround, double radiator ceiling coving.

## GARDEN

Measures approximately 100ft and is beautifully landscaped, large flagstone sunken terrace with feature spiral wrought iron staircase to Verandah and Reception 2. Raised brick flower borders with steps up to the remainder of the garden with is attractively laid to lawn with irregular shaped flower borders. Side access to front. At the side of the property there is a brick store cupboard.

### Front of Property

At the front of the property there is gated parking for several cars on in/out gravelled.

### TENURE: FREEHOLD

Particulars of title and any other related information should be verified by the purchaser's solicitor prior to making a commitment to purchase.

### Local Authority

Lewisham London

### Viewing Arrangements

Viewing by prior appointment through vendor's agents John Payne on 020 8318 1311

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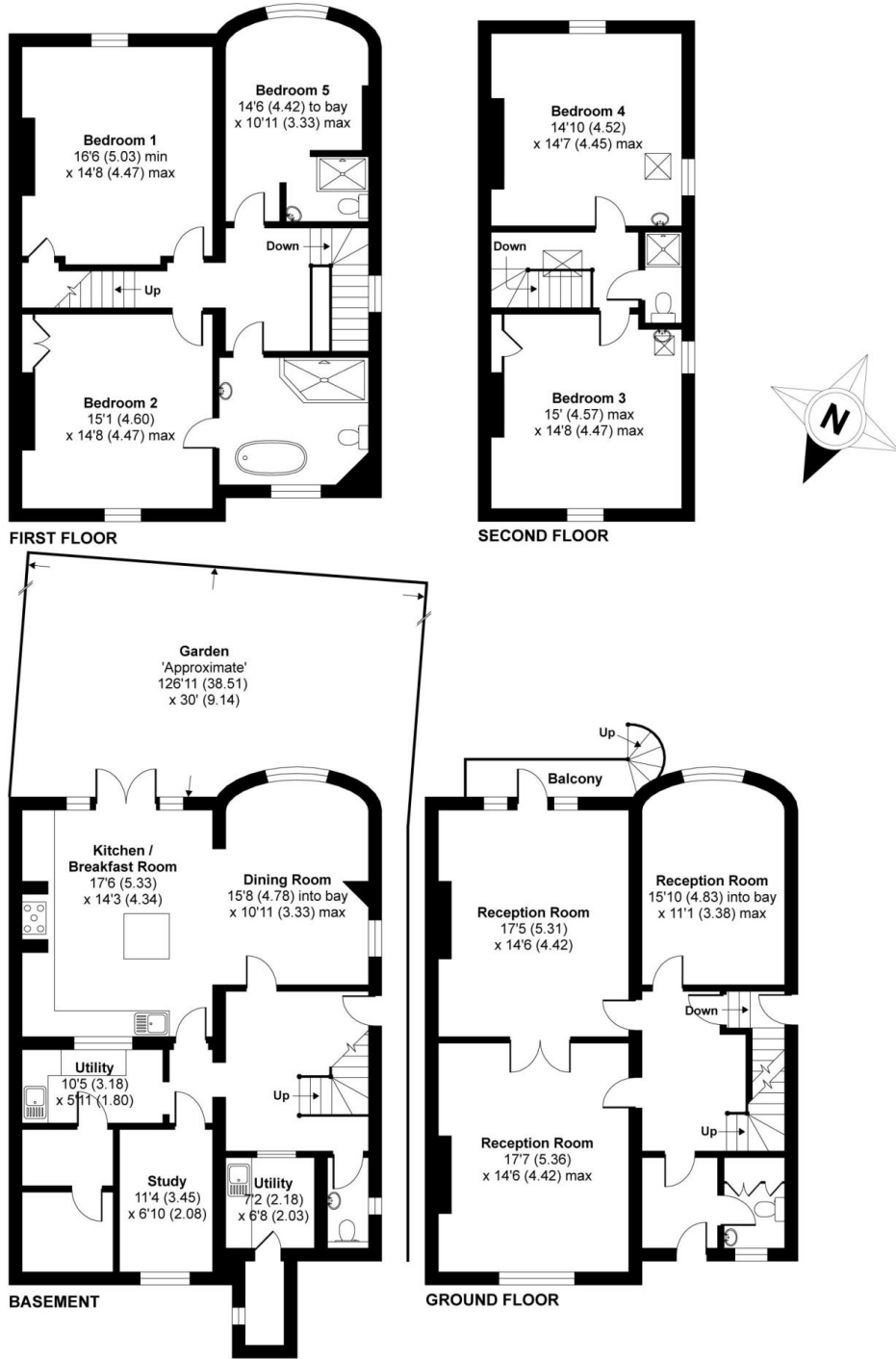






# Belmont Hill, London, SE13

APPROX. GROSS INTERNAL FLOOR AREA 3364 SQ FT 312.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>66</b>
(39-54) <b>E</b>	<b>41</b>		
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval. Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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