



Dacre Park, London, SE13 5DD

£ Leasehold

A very bright and spacious flat on the top (3rd) floor of a small local authority block, quietly situated in Lewisham Borough's Blackheath Conservation Area. It can produce a rental income of £1900/month and has an incredibly low maintenance charge.

The flat is well presented with brilliant white decorations throughout, a modern fitted kitchen and bathroom, two genuine double bedrooms and a large reception room with west-facing windows overlooking the beautiful early 19th century houses opposite. It has gas central heating and the windows are double glazed.

The building is located in the desirable top half of Dacre Park, close to the junction with Quentin Road and Kingswood Place, a quiet walk of less than ½ a mile, via The Glebe, from Blackheath village, station and the heath. Lewisham town centre with Zone 2 and DLR stations is also within a mile.

The Accommodation Comprises:

Hallway, Reception Room, Kitchen, Two Double Bedrooms, Bathroom, Double Glazing, Gas Central Heating, Chain Free.

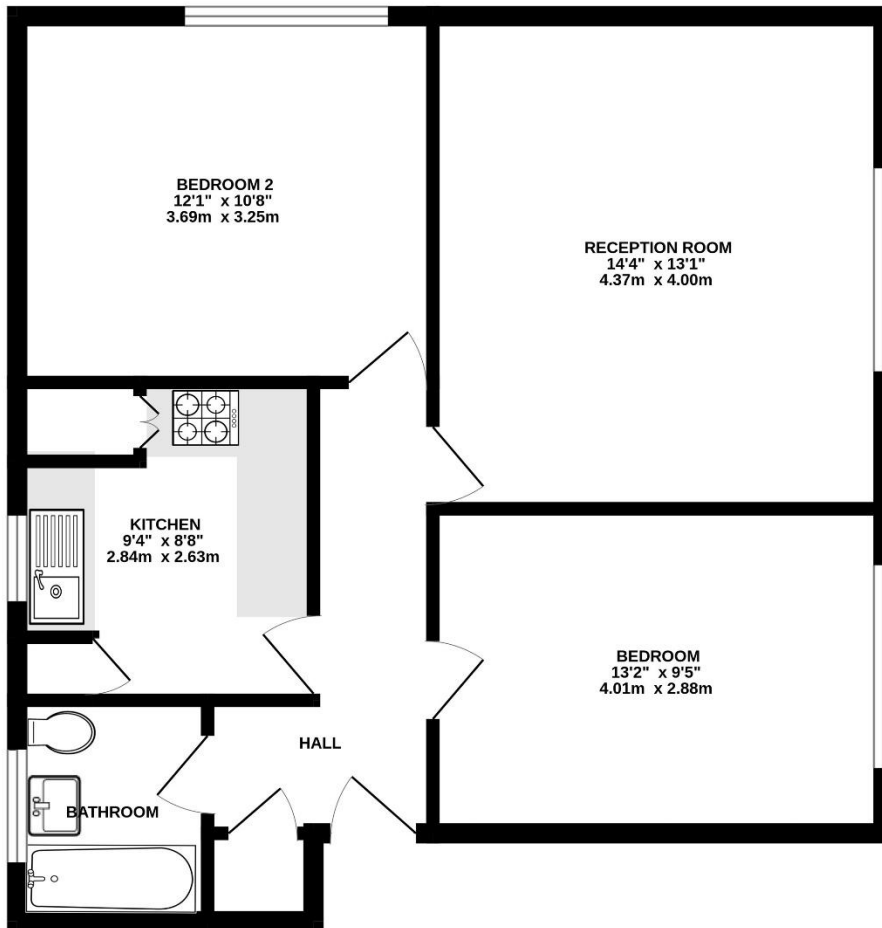
EPC: C Council Tax Band: C Lewisham

Lease Term: 101 years unexpired Ground Rent: £10 p.a. Maintenance: £876 p.a.





THIRD (TOP) FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.