



**Belmont Hill, London, SE13 5AX**

**£ Freehold**

An imposing Edwardian, 'Arts & Crafts' house, prominently situated on the corner of Belmont Hill and Lockmead Road, a quarter of a mile walk from Lewisham zone 2 and DLR stations, but also within a mile of Blackheath village.

The house is very spacious with almost 3000sq.ft. of living accommodation arranged over four floors that could made back into a very fine family home. Currently the basement is a self-contained two bedroomed flat rented at £1700/month (it would be possible to serve 4 months' notice after 4<sup>th</sup> November) and the upper three floors are a four-bedroom HMO, that had been let at £4000/month and is currently vacant.

There is relatively little outside space for such a large house, the largest area being over the garage with access onto Lockmead Road.

**The Accommodation Comprises:**

Entrance Hall, Two Reception Rooms, Kitchen/Dining Room, Study, W.C., Four Bedrooms, Three Bathrooms, Garden, Garage, Separate Two Bedroomed Basement Flat.

**EPC: D (house) D (flat)**

**Council Tax Band: F (house) C (flat) Lewisham Belmont Conservation Area**







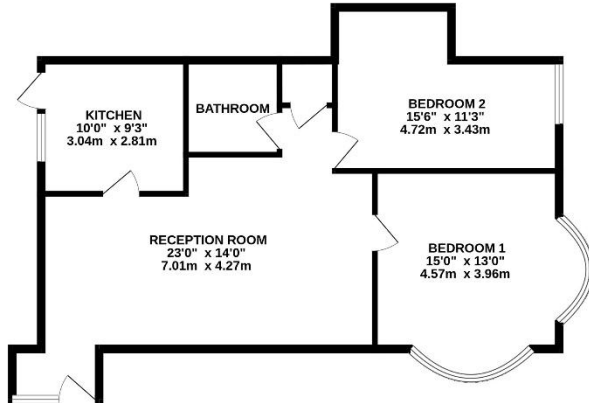




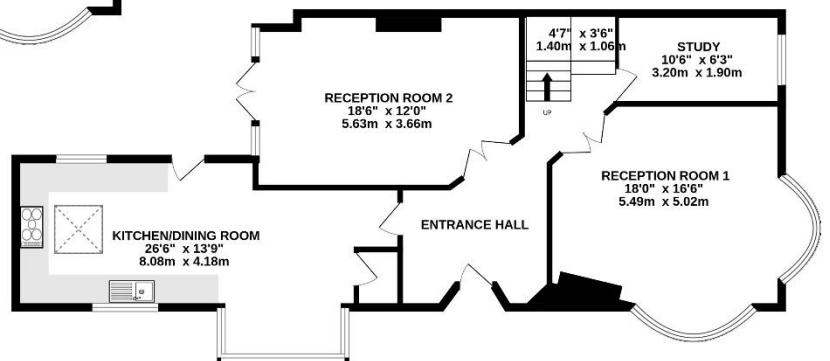
**Viewing strictly by appointment through Comber & Company 020 8318 9666 [sales@comberandco.co.uk](mailto:sales@comberandco.co.uk)**

**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.**

BASEMENT  
793 sq.ft. (73.6 sq.m.) approx.



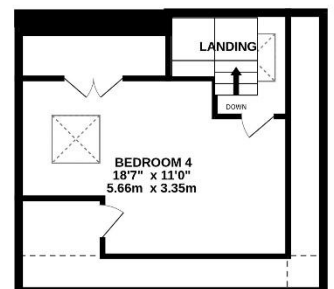
GROUND FLOOR  
936 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



2ND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 2955 sq.ft. (274.5 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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