

Clarendon Rise | London, SE13 5ES

3 | 1 | 3 | **Asking Price £700,000** | **Freehold**

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Clarendon Rise, London

A substantial and characterful three bedroom period house, arranged over three floors and offering an impressive amount of versatile living space, ideally positioned on the popular Clarendon Rise in the heart of Lewisham.

The property retains plenty of charm and character throughout, including high ceilings, large sash style windows, feature fireplaces, exposed wooden flooring and attractive period detailing. The accommodation provides three reception rooms, giving excellent flexibility for family living, entertaining, home working or creating a dedicated dining room.

The spacious kitchen offers extensive worktop and storage space and leads through to a bright dining area/conservatory, where large glazed doors provide direct access to the private rear garden.

Upstairs are three well proportioned bedrooms, including an impressive main bedroom, while the split level arrangement across three floors gives the house a wonderful sense of space and individuality.

Clarendon Rise is exceptionally well placed for the amenities of Lewisham town centre. Lewisham Shopping Centre, Lewisham High Street, supermarkets, cafés, restaurants and the popular local market are all within easy reach. The property is also conveniently located for Glass Mill Leisure Centre, which offers a gym, swimming pools, fitness studios and health suite.

For commuters, Lewisham Station provides both National Rail and DLR services, with rail connections towards London Bridge, Charing Cross, Cannon Street and Victoria, alongside DLR links towards Bank and Canary Wharf, making this an excellent location for access into Central London and the City.

A fantastic opportunity for buyers looking for a spacious period family home with flexible accommodation, a private garden and excellent transport links, all within easy reach of the centre of Lewisham.









Interior

ENTRANCE HALL: Entrance door with stained glass panel, wood floor, stairs to first floor landing, under stairs storage, access to Reception Room 1 and 2.

RECEPTION ROOM: 5.7m x 4.37m (18'8" x 14'4") Sash bay window and sash window to the front, wood floor, feature fireplace, covings and ceiling rose, picture rails, two radiators.

RECEPTION ROOM 2: 5.03m x 3.15m (16'6" x 10'4") Wood floor, spotlights, open to Kitchen and access to Dining Room.

KITCHEN: 3.20m x 2.11m (10'6" x 6'11") Double glazed window to the rear, range of wall and base units with worktops above, space for cooker, extractor hood, plumbed for washing machine and dishwasher, space for under the counter fridge, sink with mixer tap, wood floor, tiled splash back, open to Dining Room and Reception Room 2.

DINING ROOM: 3.61m x 3.30m (11'10" x 10'10") Double glazed windows and French doors to the rear, wood floor, radiator.

LANDING: Sash window to the front, stairs to second floor landing, wall mounted combi boiler, fitted carpet, built in storage cupboard, access to Bedroom 1, 2 and Bathroom.

BEDROOM 1: 5.84m x 3.86m (19'2" x 12'8") Three sash windows to the front, fitted carpet, radiator.

BATHROOM: Double glazed frosted window to the rear, panel enclosed bath with shower attachment and shower screen, wash hand basin and low level w.c., radiator, partly tiled walls and vinyl floor.

BEDROOM 2: 3.24m x 3.70m (10'8" x 12'2") Sash window to the side, wood style laminate floor, radiator.

LANDING: Sash window to the front, wood floor, access to Bedroom 3.

BEDROOM 3: 5.89m x 3.89m (19'4" x 12'9") Three sash windows to the front, feature fireplace, fitted carpet, radiator.

Exterior

GARDEN: Approx. 35ft, Mature and well established greenery, trees and shrubs, raised timber planting beds.

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band C

EPC Rating: D





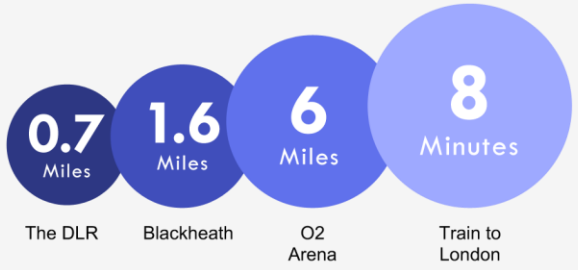




Property Location

Clarendon Rise, London, SE13 5ES





*All distances from branch postcode. Train time from nearest station.

Location

While Lewisham offers excellent transport links - including mainline trains and the DLR for swift access to central London - it's also a vibrant destination in its own right. The town boasts a bustling indoor shopping centre, a lively daily street market, and an impressive variety of restaurants offering global cuisine. You'll also find an abundance of green spaces, perfect for weekend strolls or family outings.

Families are well catered for, with a wide choice of well-regarded state primary and secondary schools, along with respected independent options. Just next door, the charming village of Blackheath adds another layer of appeal with its boutique shops, stylish bars, and fine dining establishments.

Property Features

- Three Bedroom Period House
- Arranged Over Three Floors
- Three Versatile Reception Rooms
- Spacious Kitchen
- Bright Dining Area / Conservatory
- Private Rear Garden
- Close to Lewisham Shopping Centre & High Street
- Convenient for Glass Mill Leisure Centre
- Excellent Transport Links via Lewisham Station & DLR
- Total Floor Area: 117m²= 1,259ft² (guidance only)



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