

THE MODERN HOUSE



Belmont Grove, London SE13
Sold

Belmont Hall Court

Belmont Hall Court is a smart Art Deco building on a quiet residential street between Lewisham and Blackheath Village. This two-bedroom flat has recently been renovated, to bring warmth to its excellent 1930s original features.

This apartment occupies the quiet ground floor corner of the building, allowing light to pour into the bedrooms and living spaces through Crittal windows. Entrance is from the wide communal hallway, immediately to the front door. Inside, the current owners have conscientiously maintained the apartment's original character while renovating throughout. The windows are framed by picture rails in each room, and matched with tiled sills. Warm-hued cedar hardwood flooring runs from the hallway into the living room, and there are carefully restored pewter radiators.

To the left of the front door lies the kitchen, newly-fitted with solid wood tops and Bert and May tiles. The neatly-composed living room is across the hallway and the walls throughout have been decorated with strong paint tones that accentuate the smart proportions of the rooms.

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The larger of the two bedrooms has a dual-aspect, to make the best of views over the estate's private lawns, and the second is similarly decorated. The bathroom has been re-thought with brass fittings that mirror the ironmongery elsewhere and deco-inspired sanitaryware.

Belmont Hall Court is an extremely well-maintained block with an on-site caretaker. It is a 12-minute walk to Lewisham Station for access to the DLR for connections to Canary Wharf and Bank, and Overground services to London Bridge in 9 minutes as well as to Waterloo East, Charing Cross and London Cannon Street.

Blackheath Station and Village is only slightly further afield and also runs train services into the city centre. Blackheath is one of London's most popular and attractive green spaces, and the village has a great selection of shopping and dining facilities.

Lewisham is currently undergoing a large redevelopment of its town centre. The 'Lewisham Gateway' development will bring new shops, restaurants and cafes as well as homes and new public spaces which will all benefit the local area, some of which are now open for use. A popular addition to the scene is local restaurant 'Sparrow' which opened to excellent reviews in 2017. The former Ladywell bath house is set to be taken over by Curzon cinemas and is to include three cinema screens, a public events foyer, café, bar and restaurant.

Tenure: Leasehold Lease Length: approx. 996 years remaining Service Charge: approx. £3,000 per annum, including buildings insurance, freeholders' administration or management charges, repairs to shared areas and the outside of the building, cleaning services, concierge or caretaker, communal garden. Parking: off-street Council Tax Band: Band C, London Borough of Lewisham



*London, South London
Sold*

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.