

INIGO



Lee Court

LONDON SE13

£395,000 LEASEHOLD

This bright two-bedroom apartment sits on the first floor of a handsome Art Deco block in Lewisham. The house was sensitively renovated by the current owner who introduced new oak floors, a reclaimed fireplace, and a calming neutral palette throughout. At the rear, a generous balcony extends the living spaces outdoors, offering leafy views over the communal garden. The apartment is perfectly placed within walking distance of green open spaces and has excellent access to public transport links.

Setting the Scene

A short walk away from Lee Court lies the storied Manor Park, built in 1771 for London merchant Thomas Lucas and later bought by banker Francis Baring. The gardens were opened to the public in 1902 after a complete renovation and are home to a diverse wildlife, flora, and fauna, offering an everchanging landscape across the seasons. The Grade II*-listed Manor House looks out over the park and has been reimagined as a community library.

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Dating from around the 1930s, Lee Court is a distinctive Art Deco mansion block stretching along Lee High Road. The building is articulated in six sections, each comprising of eight apartments. Its red brick façade rises across four storeys, some of which have retained original Crittall windows.

The Grand Tour

Lee Court is set back from the street behind a landscaped front garden interspersed with flowering shrubs and clipped hedges, creating a welcoming first impression. A flight of steps rises to the front door, which opens into a communal lobby. From here, the apartment is found on the first floor and accessed via stairs.



Past the front door, entry is to a bright hall; decorated with warm off-white walls and complete with practical built-in cupboards, it connects all areas of the house.

Recently added, oak floorboards in a honey hue continue to the reception room at the front of the plan. Natural light filters in through an expansive south-facing window that frames tranquil views of the surrounding treetops. The spacious sitting area is orientated toward a reclaimed cast-iron fireplace fronted by patterned turquoise tiles.

The galley kitchen sits at the rear, with a large, glazed door opening to a quiet balcony sheltered by mature trees. Modern white units are topped by oak work surfaces and complemented by ceramic Iznik style patterned tiles. There is plenty of space for storage and food preparation, enhanced by additional shelving overhead as well as an integrated Neff oven. Underfoot, original teal-grey tiles in a hexagon pattern have been retained.

The quiet principal bedroom is finished in a neutral palette with walls washed in Farrow & Ball's Great White, and overlooks the rear communal garden. Sisal flooring lends natural texture and warmth to the space. There is a second bedroom at the front of the plan, well appointed with Sulking Room Pink painted walls and flooded with natural light.

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The bright bathroom overlooks the garden and is finished in a pretty palette, with powder blue walls perfectly paired with terracotta tiled flooring. There is a shower over bath with glass screen, and additional storage space within the vanity unit.

The Great Outdoors

Accessed directly from the kitchen, the balcony feels like a private retreat and is enveloped by towering trees that create a sense of complete remove from the city. There is abundant space for a potted herb garden, perfect for keeping fresh herbs close at hand while cooking. The balcony can accommodate a small table and chairs, offering the ideal spot for a morning coffee. An external staircase descends to a generous communal playground area.

Out and About

Lee Court is brilliantly positioned in south-east London, with plenty of green spaces close by. Manor House Gardens are a five-minute walk from the house to the south, with a gently meandering river, a lake, and a community café. The green expanse of Blackheath is also within easy reach on foot, as well as Blackheath Village, with its excellent choice of independent restaurants and shops, and a weekly farmers' market.

Lee High Road and the surrounding streets are renowned for their excellent pubs, some of which are former coaching inns dating back to the 18th and 19th centuries. Local favourites include Dacre Arms, Fox & Firkin, and Ladywell Tavern. There are plenty of dining options near the house, including Sapore Veropizzeria, the Station Hotel and cafés Milk and Arlo & Moe. Found Hope, on Hither Green Lane is fantastic grocery and deli.

Schooling options nearby are excellent and include St Margaret's Lee CofE Primary School, Brindishe Manor School, and Trinity Church of England School. For older pupils, St Matthew Academy, Christ The King Sixth Form College, and Blackheath GDST High School are well regarded by local families. The area is well served by trains and buses. Hither Green station is the closest to the house, offering frequent journeys to London Bridge in 14 minutes, Waterloo East in 16, and Cannon Street in 18.

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Tenure: Leasehold / Lease Length: Approx. 106 years remaining / Service Charge: Approx. £3,200 per annum / Ground Rent: approx. £50 per annum / Council Tax Band: B

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.