



SHOOTERS HILL ROAD, BLACKHEATH, LONDON, SE3 8RN
GUIDE PRICE £400,000-£430,000 SHARE OF FREEHOLD

A LOVELY TWO DOUBLE BEDROOM PERIOD CONVERSION FOUND ON THE TOP (SECOND) FLOOR OF THIS IMPRESSIVE FOUR STOREY SEMI-DETACHED VICTORIAN HOUSE WITH A JULIETTE BALCONY, LARGE SOUTH FACING COMMUNAL GARDEN AND OFF STREET PARKING.

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Winkworth



DESCRIPTION:

The property is in very good decorative order with double glazed windows, plantation shutters, wood flooring, good storage and gas fired central heating with recent (1yr) new boiler.

The accommodation comprises; a large 20ft reception room with living and dining area, bespoke storage and glazed doors leading to a Juliette balcony overlooking the garden. There is a good size modern kitchen and modern bathroom and two double bedrooms, both with built in wardrobes. The property also has the use of an external (in communal hallway) storage cupboard. To the rear is a large and well-kept south facing communal garden and there is off street parking. The sale includes a share of the freehold.

This is a fantastic Victorian conversion and your immediate viewing is essential. Virtual tours can be seen at winkworth.co.uk

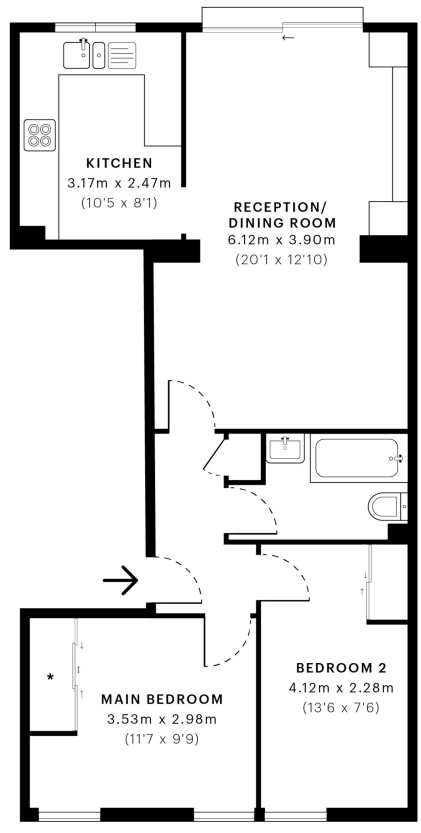
The property is located just 780 metres from the Heath and 0.9 miles from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.7 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from Roman remains and ancient burial grounds to the old Royal Naval hospital, the Royal Observatory, the National Maritime museum, and the spectacularly restored Cutty Sark, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. There are superb transport links with Blackheath Station giving access to London Bridge, Charing Cross, and Victoria amongst others. The O2 area is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich - just one of the reasons why it's increasingly popular with professionals and commuters.

AT A GLANCE

- period conversion
- two double bedrooms
- modern kitchen and bathroom
- Juliette balcony
- communal gardens
- off street parking
- excellent condition
- close to heath
- share of freehold







— Second Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
57.69 sqm / 620.97 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes windows, measured head height
55.29 sqm / 595.14 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

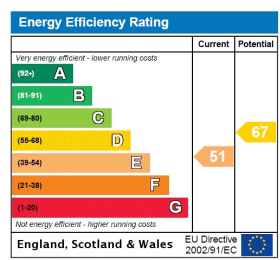
RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Photos and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL: 58.25 sqm / 627.00 sqft
IPMS 3C RESIDENTIAL: 55.89 sqm / 602.67 sqft
*Excluded from measurements
SPEC ID: 56316f8c742fb8f0d9bb2c936

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.



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