



THE LANE, BLACKHEATH, LONDON, SE3 9SL  
**£785,000 FREEHOLD**

**A GORGEOUS THREE BEDROOM MODERN SPAN BUILT HOUSE WITH A SOUTHEAST FACING GARDEN AND SITUATED IN THIS PRESTIGIOUS CATOR ESTATE LOCATION CLOSE TO BLACKHEATH VILLAGE AND STATION.**

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**Winkworth**



The accommodation comprises an entrance porch leading to a huge open plan double aspect living space with windows to the front and rear incorporating lounge area and a gorgeous open plan modern kitchen with granite work tops and integrated appliances. Upstairs are three bedrooms all with built in wardrobes and an attractive modern bathroom with feature vaulted ceiling. To the rear is a beautiful southeast facing garden with decking, flower beds and rear access. The property is in excellent decorative order with wood flooring, double glazed windows and gas fired central heating with feature radiators.

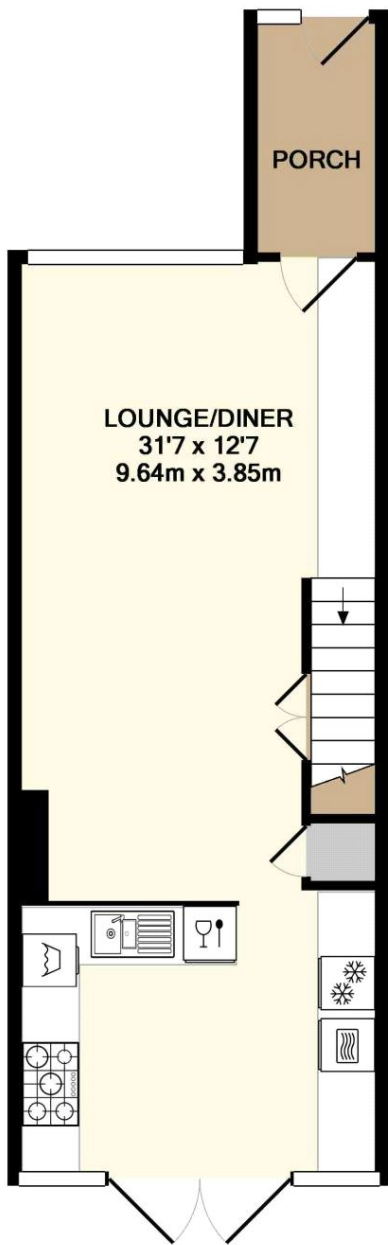
Eric Lyon's Span developments are all about space and light and blurring the edges between outside and indoor space. Lyons paid great attention to the surrounding landscape. There are a number of communal spaces throughout the Lane, where residents hold an annual party and where children can safely play in this quiet cul-de-sac.

This is a wonderful home and set within this highly sought after development and your immediate viewing is essential. Virtual tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

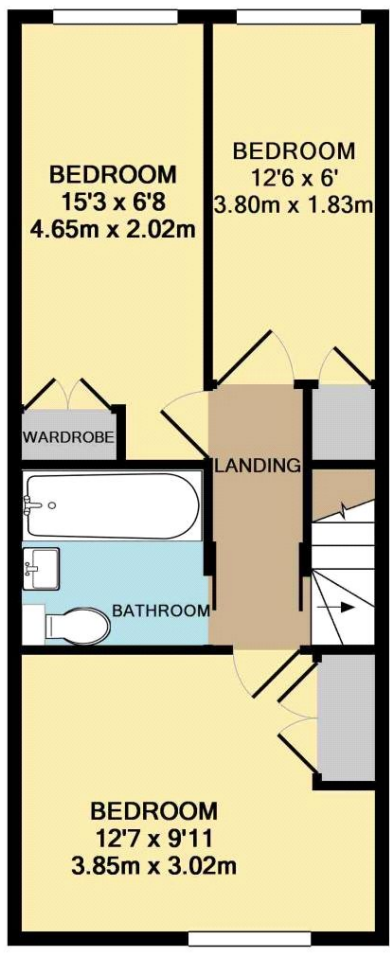
The Lane is a highly desirable location just off Blackheath Park, the flagship road of the private Cator Estate. The property is located just 0.47 miles from Blackheath Village with its array of bars, restaurants, boutique shops, farmers market and mainline station. The fabulous Royal Greenwich Park is just 0.75 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with 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. Surrounding the market, you'll find characterful boutiques and independent shops offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses. As well as good local primary and secondary state schools, there are several highly sought-after independent schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles). There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, London Overground, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.







GROUND FLOOR  
APPROX. FLOOR  
AREA 432 SQ.FT.  
(40.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 399 SQ.FT.  
(37.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 831 SQ.FT. (77.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

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See things differently

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