

Glenluce Road, Blackheath, London, SE3

2 | 1 | 1

£520,000 *Share of Freehold*

A bright and stylish, two double bedroom top-floor apartment in an elegant period conversion of just three homes, newly refurbished with a crisp, contemporary finish on this popular tree lined road close to Greenwich Park and Westcombe Park Station.

KEY FEATURES

- stylish period conversion
- private roof terrace
- mezzanine level
- modern kitchen and bathroom
- newly refurbished
- share of freehold
- very close to station





Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...



The open-plan living/kitchen space (18'8 x 12'8) is anchored by beautiful herringbone wood flooring and framed by new double-glazed sash windows; glazed doors draw you out to a private roof terrace (about 14'6 x 7'10) with wide rooftop views. The kitchen has been cleverly and stylishly designed with sleek cabinetry and slate-style worktops that maximise prep space and give the room a refined, modern edge.

There are two comfortable double bedrooms (13'1 x 12'9 and 15'9 x 8'2) and a smart new bathroom with feature tiling, discreet utility provision for a washing machine and space for a tumble dryer, keeping everyday life beautifully out of sight. A library ladder in the living room leads to a useful mezzanine storage loft, adding character as well as practicality. Rewired and replumbed, the apartment measures approximately 698 sq ft / 64.85 sq m (including a small restricted-height area) and carries a clean, contemporary feel throughout, light, considered and ready to move straight into.



Glenluce Road is a popular road within the Westcombe Park area in Blackheath. The property is within 750 metres from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 1.04 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.75 miles to the west you will find the historic Greenwich town centre. Finally, 200 metres to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 500 metres away, (regular trains into Central London in 15 minutes, with the DLR within easy reach from Greenwich). A short walk away are sought after primary schools including Sherington, Invicta and Halstow. There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.



MATERIAL INFORMATION

Tenure: Share of Freehold
Term: 994 years 2 months
Service Charge: n/a
Council Tax Band: c
EPC rating: D
Is the property listed: Property is not listed

Utilities: Mains
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains

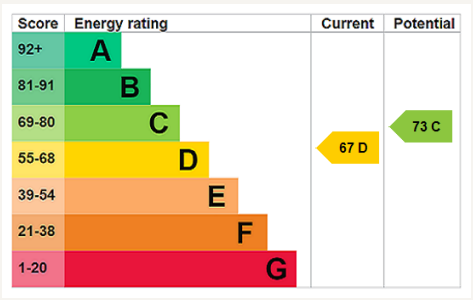
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences









For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/BLA250690

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

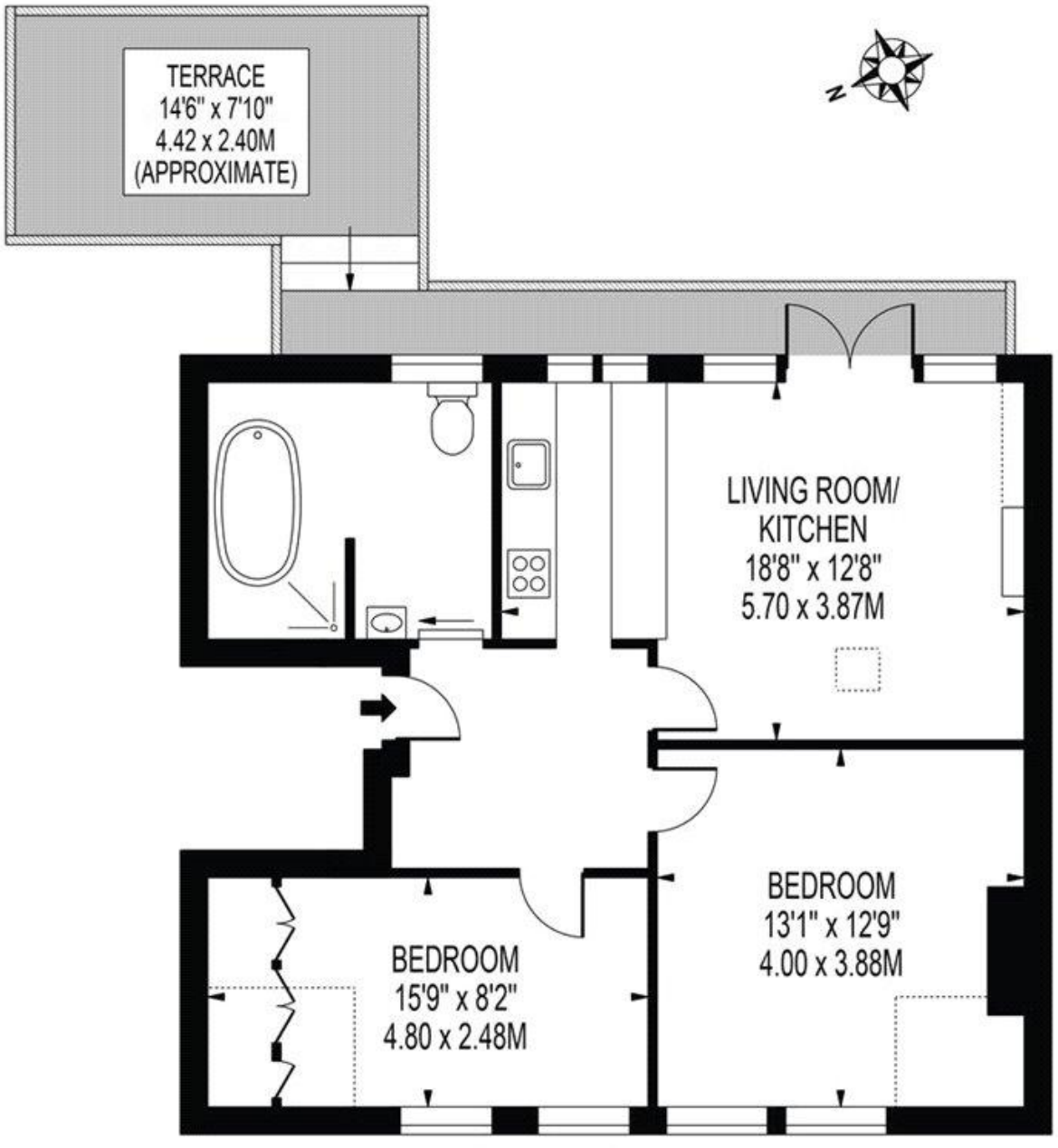


GLENLUCE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: **698 SQ FT - 64.85 SQ M**

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **40 SQ FT - 3.76 SQ M**



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.