



SUN LANE, BLACKHEATH, LONDON, SE3 8UG  
OIRO £635,000 FREEHOLD

A SPACIOUS THREE BEDROOM VICTORIAN TERRACE HOUSE IN EXCELLENT CONDITION AND WITH A DELIGHTFUL GARDEN LOCATED VERY CLOSE TO BLACKHEATH STANDARD AND SOLD CHAIN FREE.

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## DESCRIPTION:

The accommodation comprises; a spacious (23'7x11'8) through lounge with wooden floors and plantation shutters, a large modern kitchen/diner with integrated appliances and bi-folding doors leading to the low maintenance garden with patio and flowerbeds. Upstairs are three bedrooms, the master benefitting from a fireplace and fitted wardrobes, and a small single/study and a very attractive modern bathroom. There is also a large loft room which has been fully boarded with Velux window.

This is a beautiful home and is sold chain free, your earliest viewing is highly recommended.

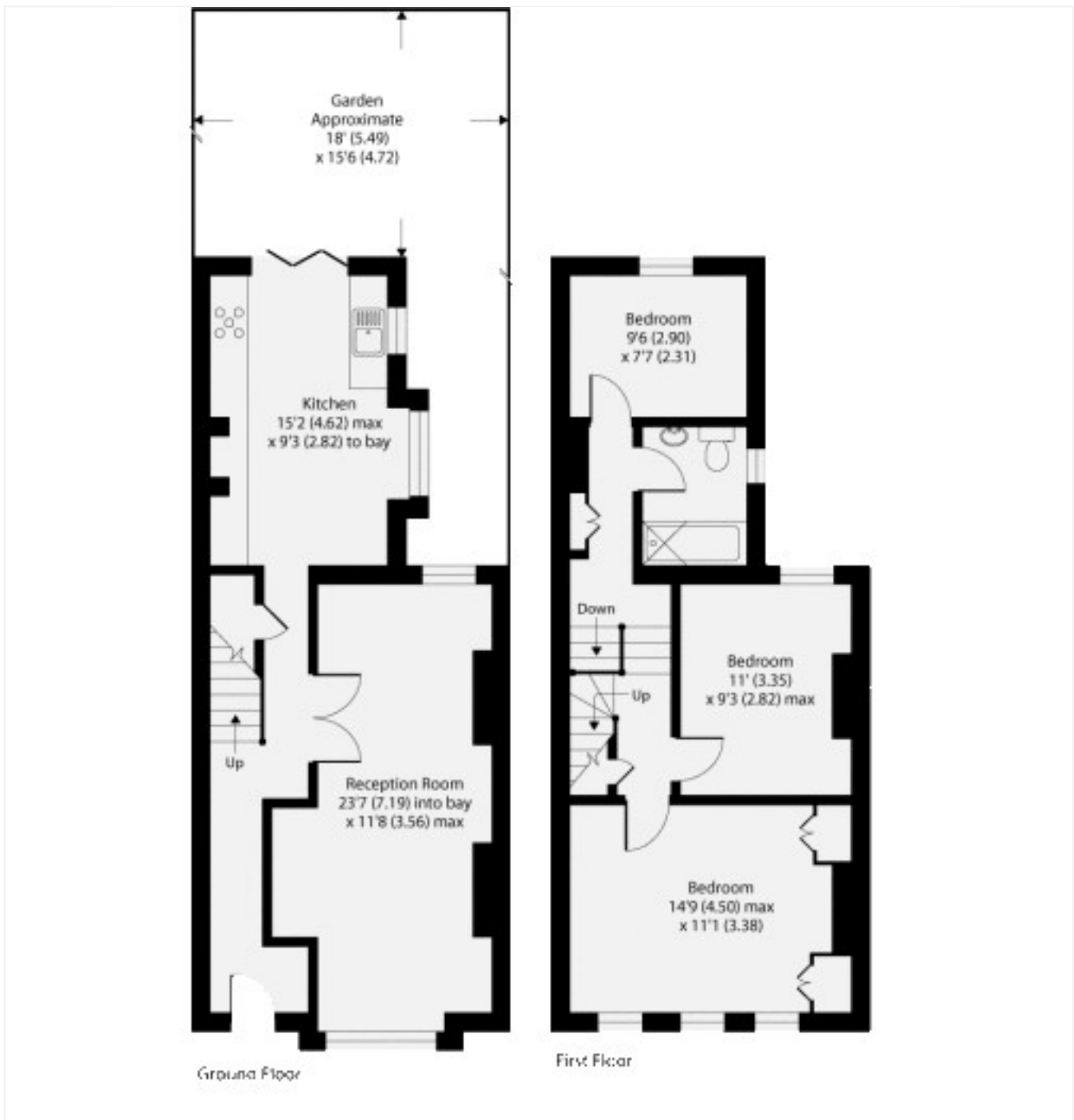
The property is very convenient for transport links with Westcombe Park station nearby and buses stopping for Blackheath train station (1.1 miles). The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.5 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. Blackheath Village with its array of restaurants, bars and boutique shops is only 1.1 miles. The O2 arena 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 (1.6 miles) - just one of the reasons why it's increasingly popular with professionals and commuters.

## AT A GLANCE

- three bedroom house
- excellent condition
- garden
- chain free
- 1,140 sq. ft
- moments from Blackheath Standard
- close to Westcombe Park Station







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
Less energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
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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