



MORDEN ROAD, BLACKHEATH, SE3 0AA
OIEO £575,000 LEASEHOLD

SPANNING 862 SQ. FT, WITH LARGE COMMUNAL GARDEN AND LOCATED ON THE PRESTIGIOUS CATOR ESTATE, IS THIS SUPERB TWO BEDROOM, THIRD (TOP) FLOOR PERIOD CONVERSION AND SOLD CHAIN.

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Winkworth

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See things differently



DESCRIPTION:

The property is in fair condition throughout with potential to enhance further and consists of a huge (18'2x13'11) reception/ dining room, a large (14'8x14') master bedroom as well as a good sized second bedroom and separate kitchen and bathroom.

Morden Road is one of the most sought after addresses in Blackheath and found within the prestigious private Cator Estate. The property is located just a few minutes' walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is just a two minute walk and the fabulous Royal Greenwich Park is just 0.62 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. It offers wares from local artist-makers, fashion designers, foodies and antiques traders. Tuesdays, Thursdays and Fridays are dedicated to antiques, with Wednesdays, Saturdays and Sundays devoted to food, arts and crafts. 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.

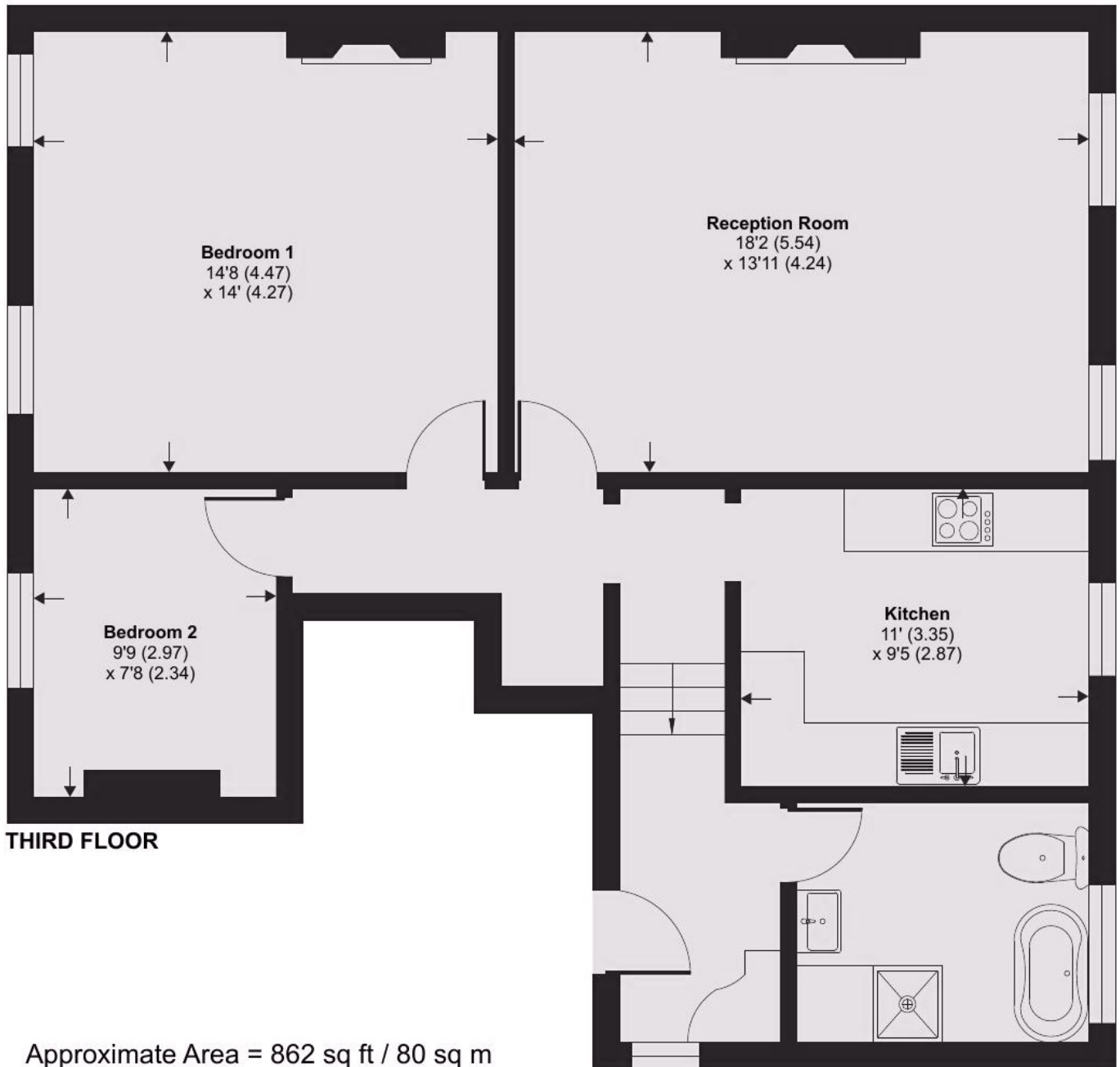
There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.

AT A GLANCE

- large apartment
- period conversion
- Cator estate
- two double bedrooms
- 862 sq.ft
- chain free
- prestigious location
- huge communal garden







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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

