



COLERAINE ROAD, BLACKHEATH, LONDON, SE3 7PQ
£500,000 LEASEHOLD

SITUATED IN THIS PRIME LOCATION WITHIN A FEW MINUTES' WALK OF WESTCOMBE PARK STATION AND GREENWICH PARK, IS THIS SPACIOUS AND BEAUTIFULLY PRESENTED, THREE BEDROOM GROUND AND FIRST FLOOR MAISONNETTE WITH PLENTY OF STORAGE, COMMUNAL GARDENS, A SOUTHEAST FACING BALCONY AND SOLD CHAIN FREE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

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DESCRIPTION:

With a private entrance the accommodation comprises; a large entrance with storage cupboard and WC, a large 15'9 x 12'11 reception room with direct access to a southeast facing private balcony and a large modern kitchen. Upstairs are three bedrooms including a generous master with built in wardrobes and a bathroom. Further benefits include large communal garden, a private external storage cupboard and residents parking to the rear.

The property has been recently and is in excellent decorative order. Features include double glazed windows and gas fired central heating.

This is a large and versatile home spanning 934 sq.ft offering great value for money. There is no chain. Video tour can be seen at Winkworth.co.uk

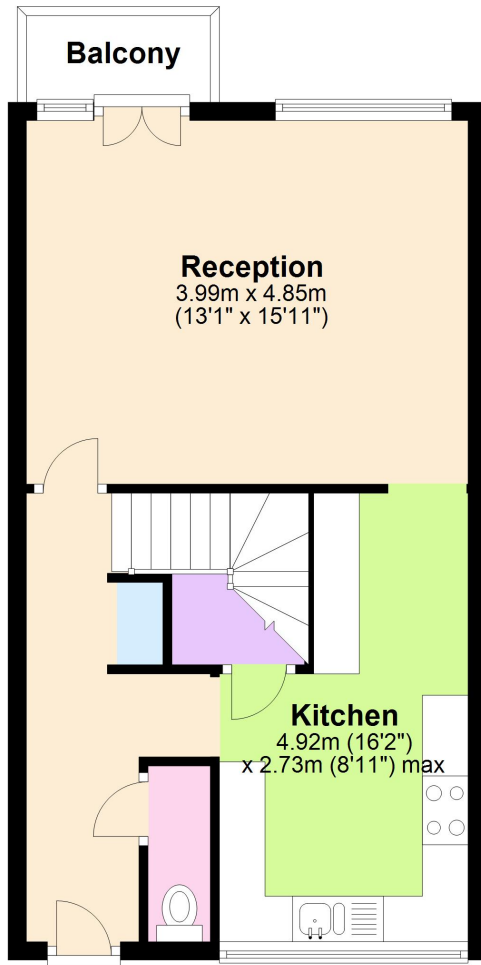
Coleraine Road is a popular road within the Westcombe Park area in Blackheath. The property is a short walk from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 0.95 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.68 miles to the west you will find the historic Greenwich town centre. Finally, 0.4 miles to the east is Blackheath Standard, with daily conveniences including M&S Food Hall. Blackheath Station, Westcombe Park Station is only 250 metres away, with the DLR within easy reach from Greenwich.





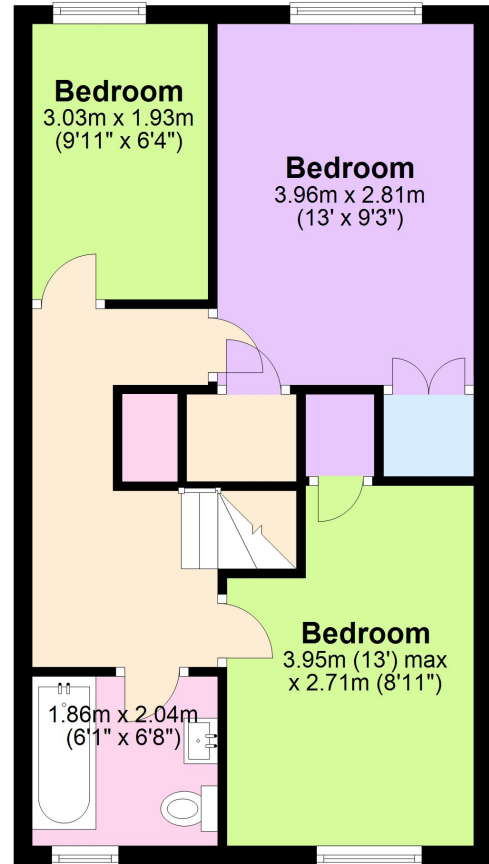
Ground Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.3 sq. feet)



Total area: approx. 86.8 sq. metres (934.1 sq. feet)

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	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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