



**SHOOTERS HILL ROAD, BLACKHEATH, SE3 7BG**  
**GUIDE PRICE OF £375,000 - £400,000 SHARE OF FREEHOLD**

**A HUGE ONE DOUBLE BEDROOM PERIOD CONVERSION SPANNING 770SQ.FT WITH DIRECT ACCESS TO THE COMMUNAL GARDEN, OFF STREET PARKING, AND LOCATED VERY CLOSE TO THE HEATH AND BLACKHEATH VILLAGE. SOLD CHAIN FREE.**

**Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)**





## DESCRIPTION:

Found on the lower ground floor the accommodation comprises; large entrance hall with storage cupboard, a huge 17'7 x 15'1 reception room, separate kitchen, a huge 18'5 x 15'2 master bedroom and bathroom. The property also has the benefit of direct access to communal gardens and off-street parking.

In our opinion the property lends itself to be converted to a two bedroom property by creating an open plan lounge/kitchen with the second bedroom replacing the existing kitchen space (STPP).

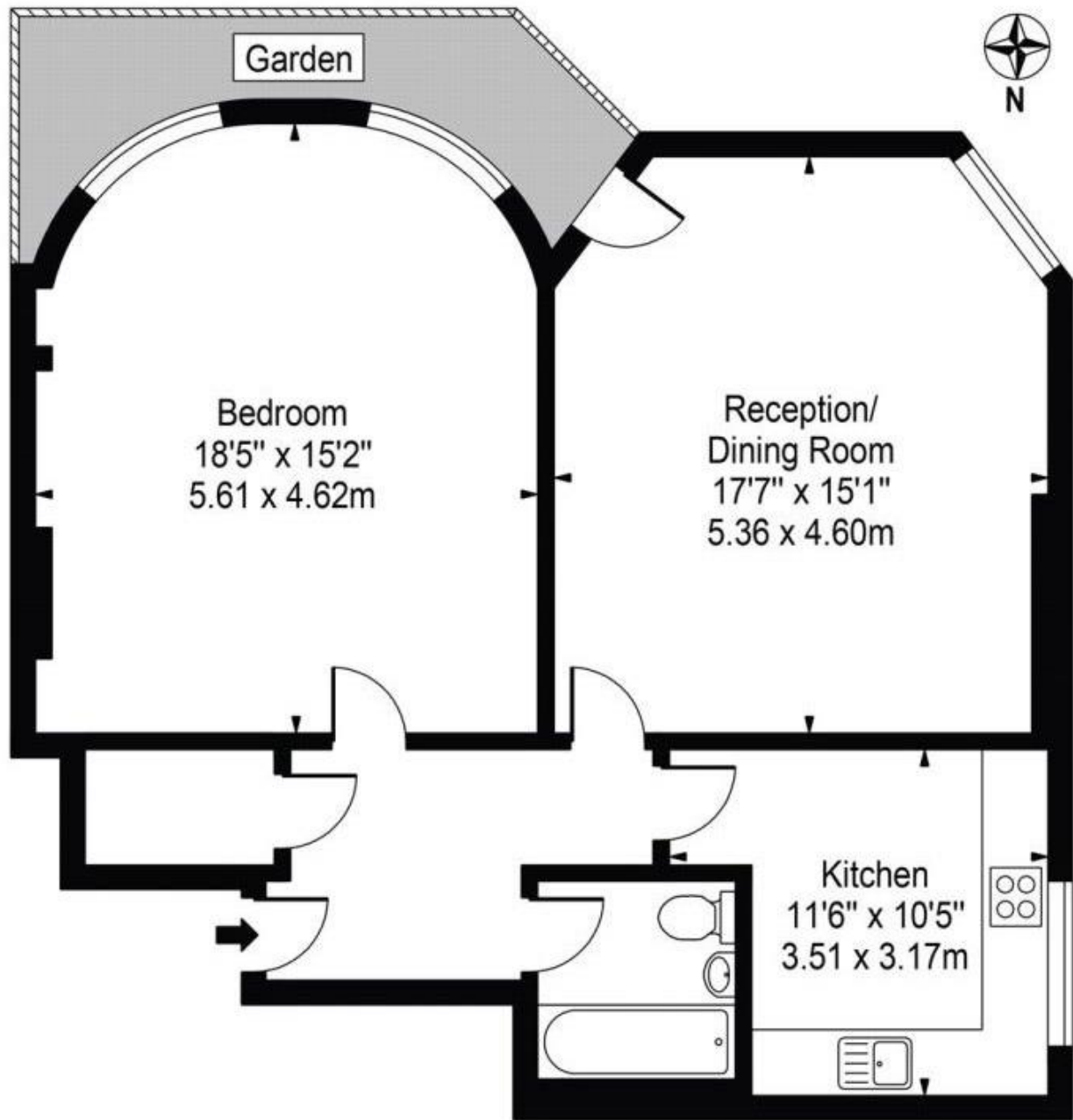
This is an excellent apartment, and your immediate viewing is essential. There is no chain.

The property is located just 0.6 miles from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is just 500 metres and close by is the fabulous Royal Greenwich with Greenwich town centre beyond. 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 as are local shops and amenities including Marks and Spencer's food, within a very short walk.









Ground Floor

Approx. Gross Internal Area **772 Sq Ft - 71.72 Sq M**

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         | 78 C      |
| 55-68 | <b>D</b>      | 66 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |