



**HERVEY ROAD, BLACKHEATH, LONDON, SE3 8BS**  
**GUIDE PRICE £550,000-£575,000 LEASEHOLD**

**A HUGE AND IMPRESSIVE, TWO DOUBLE BEDROOM, TWO BATHROOM MODERN APARTMENT WITH A LARGE PRIVATE TERRACE AND OFF STREET PARKING. THIS STUNNING HOME IS IN EXCELLENT DECORATIVE ORDER THROUGHOUT AND MUST BE SEEN.**

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

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*

See things differently





## DESCRIPTION:

Found on the lower ground floor the accommodation briefly comprises; a large entrance hall with storage cupboard and a large utility/plant room, there is a very large open plan lounge/diner with an attractive modern kitchen and bi-folding doors to a large private courtyard garden with Indian sandstone terrace. The master bedroom is huge with built in wardrobes and a luxury ensuite shower room. There is a second large double bedroom and a large and beautiful family bathroom. Features include; high ceilings, solid wood flooring, feature lighting and a very economical underfloor heating system.

This is a wonderful apartment and your immediate viewing is highly recommended. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

The property is very convenient for transport links with buses stopping for Blackheath Station, 0.9 miles, Greenwich and North Greenwich, 1.9 miles. Blackheath Common, (0.5 miles), and Greenwich Park, (0.8miles), are both just a short walk and Blackheath Village with its array of restaurants, bars and boutique shops is only 0.9 miles.

## AT A GLANCE

- huge apartment
- two double bedrooms
- two bathrooms
- stunning kitchen diner
- utility/plant room
- private courtyard
- communal garden
- off street parking

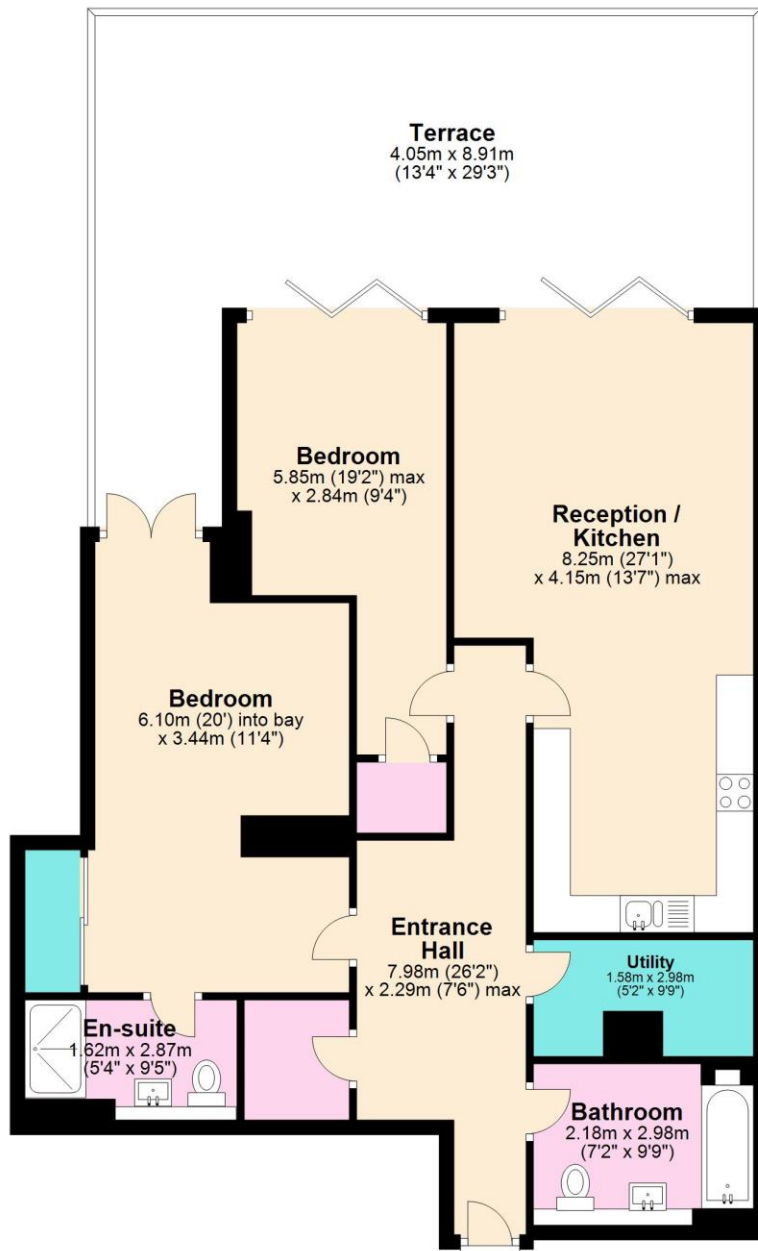






## Ground Floor

Approx. 141.9 sq. metres (1527.2 sq. feet)



Total area: approx. 141.9 sq. metres (1527.2 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	
A (92-100)	
B (81-91)	87 87
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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

**Winkworth**

winkworth.co.uk

See things differently

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.