



NAPOLEON LANE, SHOOTERS HILL, LONDON, SE18 4EF
GUIDE PRICE £425,000-£450,000 LEASEHOLD

**A STUNNING, BRIGHT AND AIRY, TWO DOUBLE BEDROOM,
TWO BATHROOM GROUND FLOOR APARTMENT WITH A
PRIVATE COURTYARD SET WITHIN THIS FANTASTIC
HISTORIC GRADE II LISTED DEVELOPMENT.**

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

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DESCRIPTION:

Spanning in excess of 800 sq.ft, the property is in excellent decorative order throughout with the accommodation briefly comprising; a large 19'8 x 14'4 open plan lounge/diner with a luxury modern kitchen, quartz worktops, integrated appliances and doors leading out to the gardens. There is a generous 16'8 x 10'5 master bedroom with built in wardrobes and a modern ensuite shower room. The 13'0 x 9'11 second double bedroom has direct access to a good size private courtyard garden with patio, artificial lawn and flower beds. There is a second modern bathroom, a large entrance hall, utility cupboard and boiler cupboard. The property further benefits from an allocated parking space. This is an impressive apartment and viewing is highly recommended. Video tours can be seen at winkworth.co.uk.

The Royal Military Academy offers a collection of homes within the Grade II listed buildings and benefits from a wealth of original features. Outside the parade grounds have been developed into charming squares and boulevards as well as a cricket pitch on your doorstep which is one of the oldest in the UK and used by Blackheath Cricket Club. There are on site leisure facilities and a concierge.

The Academy is perfectly placed to enjoy the sophisticated charms of Blackheath Village, the world heritage site at Greenwich, several parks and ancient woodlands and the O2 Arena. The nearby Woolwich Arsenal station has excellent Overground connections, DLR and the newly opened Elizabeth Line with direct short journeys to Canary Wharf (7 min), Liverpool Street (14 min) and West End (Bond Street 21 min). Heathrow is 48 min away.

AT A GLANCE

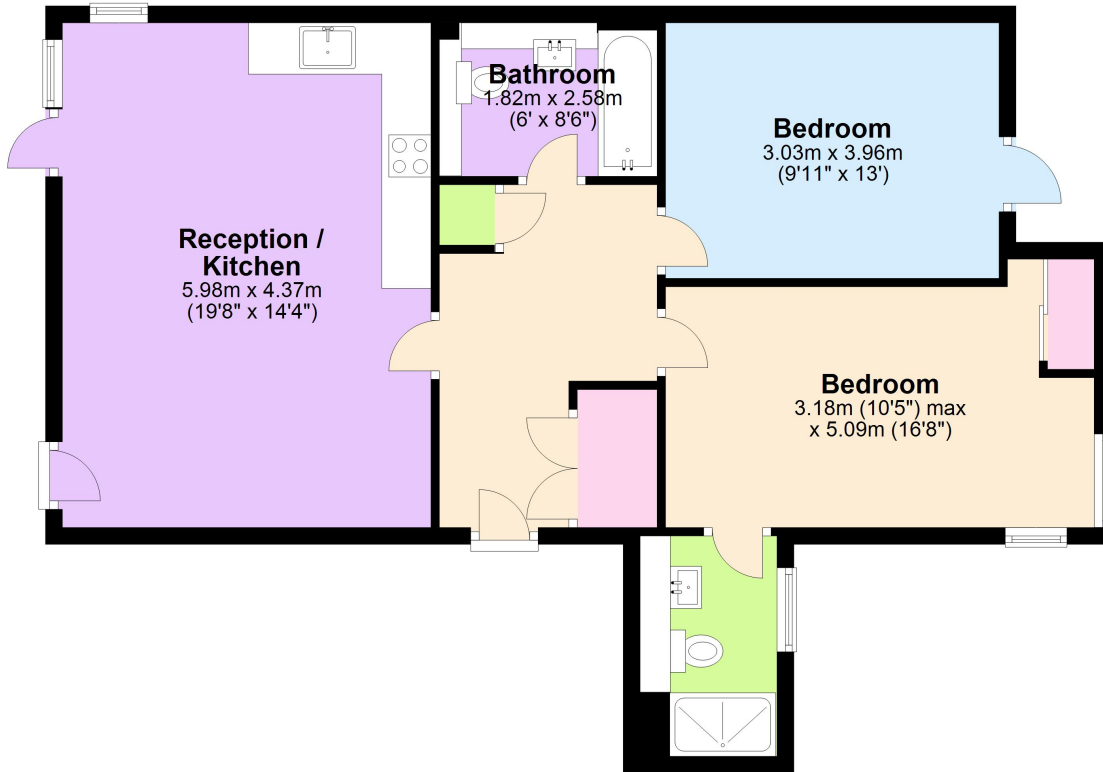
- Historic development
- two double bedrooms
- two bathrooms
- ground floor
- excellent condition
- private courtyard
- off street parking
- concierge
- gym
- chain free





Ground Floor

Approx. 74.5 sq. metres (801.7 sq. feet)



Total area: approx. 74.5 sq. metres (801.7 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		
(92-101)	B	80	80
(82-91)	C		
(69-81)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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