



The Hall, Blackheath, London, SE3

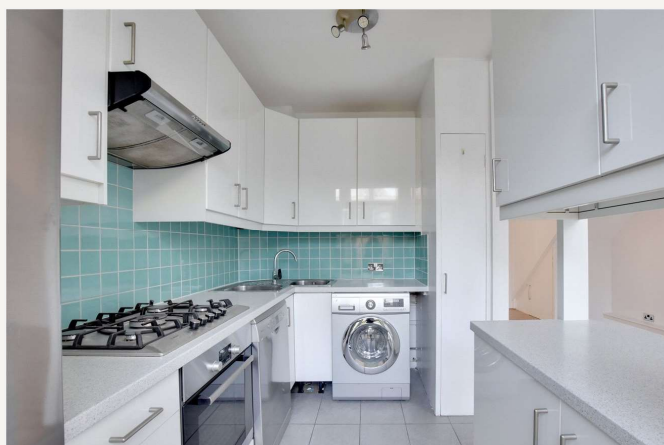
£775,000 *Freehold*

3  1  1 

A highly sought after three bedroom modern Span house with a garage en-bloc and situated in this prestigious Cator Estate location close to Blackheath Village and Station.

KEY FEATURES

- popular Span house
- chain free
- Cator Estate
- large reception room
- garage en bloc



Blackheath

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The accommodation briefly comprising; an entrance porch leading to a superb open plan L-shaped reception room leading to a modern kitchen. Upstairs are three bedrooms including a large master with built in wardrobes and a modern family bathroom with feature vaulted ceiling. To the rear is a 25ft west facing garden with artificial lawn and patio. The property is in good decorative order with wood flooring, gas fired central heating and double glazed windows.

This is a lovely home which is a blank canvass with potential to extend (STPP) and is sold chain free. Viewing is highly recommended and video tour can be seen at winkworth.co.uk

The Hall is a highly sought after Span built development designed by Eric Lyons and set just of Foxes Dale within the part of the prestigious Cator Estate. The house is just ½ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 1.05 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with 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.

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.

The popular Brooklands, (0.34 miles) and John Ball Primary Schools, (0.49 miles) are both close by as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles).



MATERIAL INFORMATION

Tenure: Freehold
Service Charge: £600 per annum
EPC rating: D
Is the property listed: Property is not listed

Utilities: Mains
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains
Mobile signal:

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



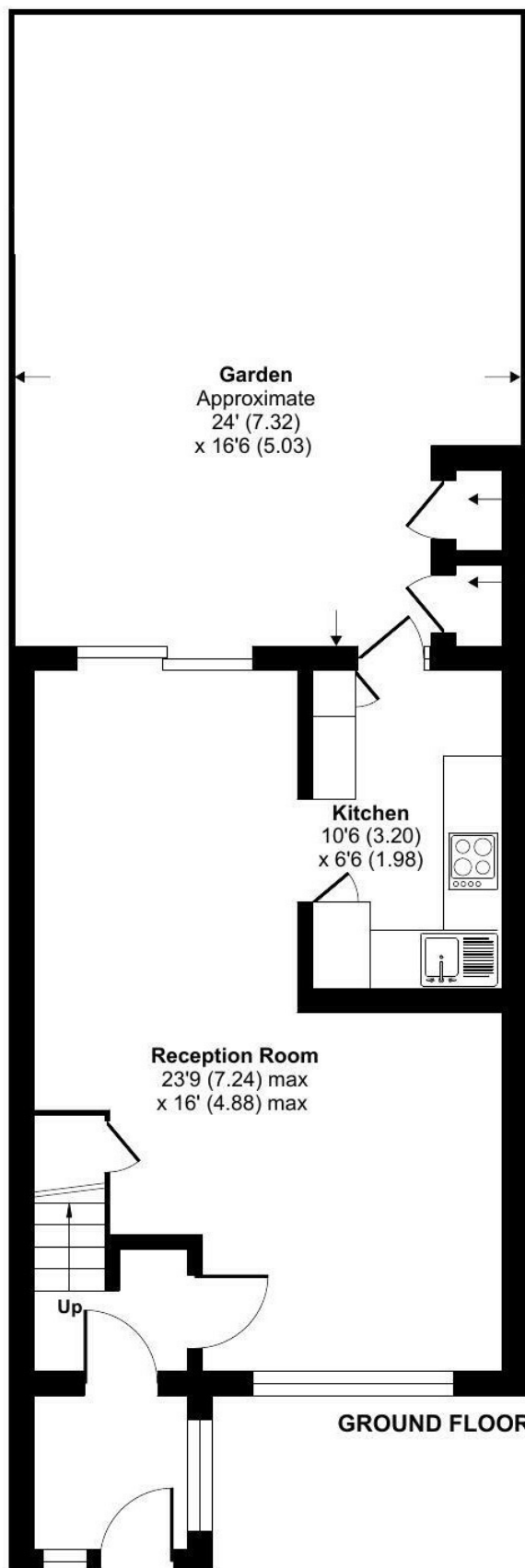
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA220161>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



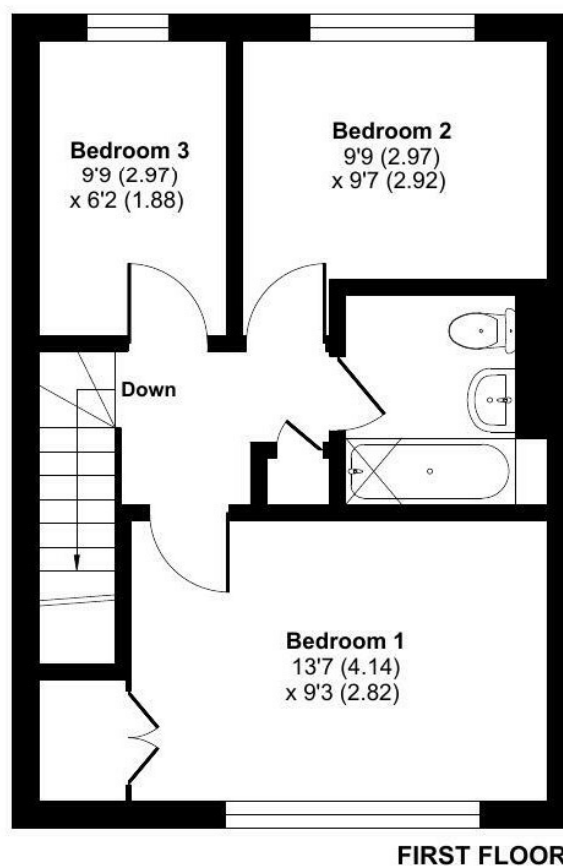
Approximate Area = 808 sq ft / 75.3 sq m

For identification only - Not to scale



Shed
2'9" (0.84)
x 1'7" (0.48)

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