



**BELGRAVE COURT, 152 SHOOTERS HILL ROAD, BLACKHEATH, SE3 8SE**  
**£210,000 LEASEHOLD**

**A STUDIO APARTMENT LOCATED ON THE FIRST FLOOR OF THIS SMALL PURPOSE BUILT BLOCK WITH OFF STREET PARKING AND LOCATED MOMENTS FROM LOCAL AMENITIES.**

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



## DESCRIPTION:

In fair condition throughout with potential to enhance further, the property has a studio room, separate kitchen with fridge-freezer, oven/hob and washing machine. The bathroom is complete with an electric shower, bath, wc and wash basin.

The property is located close to local amenities and would be an ideal purchase for a first time buyer or buy to let investor.

The property is very convenient for transport links with buses stopping for Blackheath Station, 1.15 miles, Greenwich and North Greenwich, 2.02 miles. Blackheath Common, (0.68 miles), and Greenwich Park, (0.85miles), are both just a short walk and Blackheath Village with its array of restaurants, bars and boutique shops is only 1.1 miles.

Your immediate viewing is essential. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Lease remaining: 136 years

Ground Rent: Peppercorn

## AT A GLANCE

- studio flat
- first floor
- modern block
- off street parking
- chain free
- close to shops
- 328 sq. ft







## First Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



Total area: approx. 30.5 sq. metres (328.6 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
Most energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	61	72
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		