



VANBRUGH PARK ROAD WEST, BLACKHEATH, LONDON, SE3 7QD
£495,000 SHARE OF FREEHOLD

SET WITHIN THIS IMPRESSIVE DETACHED PERIOD HOME JUST 215 METRES FROM GREENWICH PARK, IS THIS SPECTACULAR GROUND FLOOR ONE DOUBLE BEDROOM APARTMENT WITH VERY HIGH CEILINGS, PERIOD FEATURES AND DIRECT ACCESS TO A LARGE COMMUNAL GARDEN AND SOLD CHAIN FREE.

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DESCRIPTION:

The accommodation comprises; an entrance hall which leads and extends into a galley style kitchen, an elegant and huge 20'11 x 17'9 reception room with bay window and fireplace, a huge 16'11 x 15'10 master bedroom with double doors to the garden and a bathroom. Additional benefits include off street parking and a very large communal garden. The property is in good decorative order yet still offers scope to enhance. Features include; very high ceilings, feature panelling, stripped floorboards, sash windows, partial double glazing, shutters and gas fired central heating.

This is a wonderful apartment and will be very popular. Video tour can be seen at Winkworth.co.uk

The property is located just 200 metres from the heath and 215 metres from Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south east, just 0.61 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.55 miles to the north you will find the historical Greenwich town centre and Royal Greenwich Park is just 121 metres away. Finally, 0.39 miles to the west is Blackheath Standard, with daily conveniences including M&S Food Hall. Blackheath Station, Westcombe Park Station and Maze Hill Station are all just a short walk, with the DLR within easy reach from Greenwich.

Local Authority: Greenwich

Tax Band: E







GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
874 SQ FT / 81.2 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	51
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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