



LAMBOURNE PLACE, BLACKHEATH, LONDON, SE3 7BH
OIEO £650,000 FREEHOLD

A SUPERB THREE BEDROOM MODERN HOUSE WITH A LOVELY GARDEN AND GARAGE SET WITHIN THIS POPULAR AND PRIVATE CUL-DE-SAC JUST A FEW MINUTES' WALK FROM THE HEATH.

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DESCRIPTION:

The accommodation comprises a spacious living room leading to a modern kitchen diner. Upstairs are three bedrooms and a stylish and recently fitted modern bathroom. To the rear is a lovely 27ft garden with terrace, artificial lawn and flower beds. The property has the additional benefit of a garage and private residents parking. The property is in excellent decorative order with wood flooring, double glazed windows and gas fired central heating.

This is a lovely home, and your immediate viewing is essential. Video tour can be seen at Winkworth.co.uk

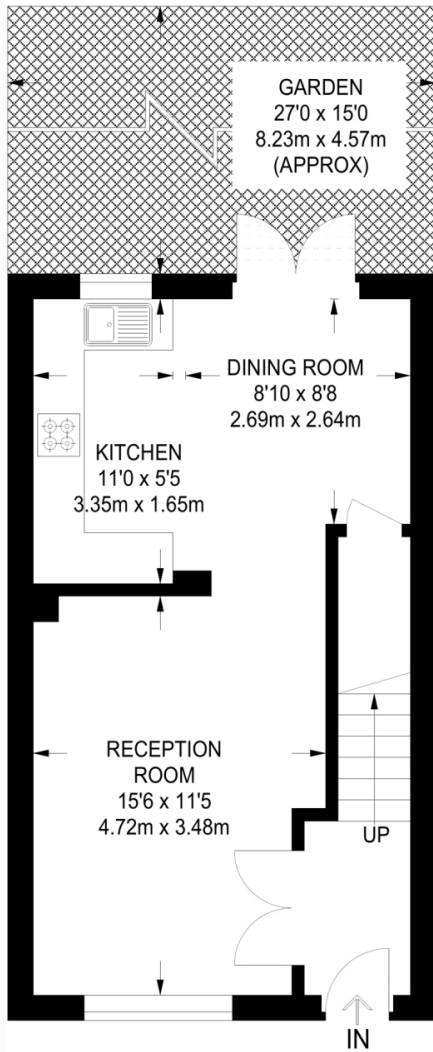
The property is located just 600 metres from the Heath and 0.75 miles from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.6 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from Roman remains and ancient burial grounds to 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 several highly sought-after Independent Schools close by including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles). There are superb transport links with Blackheath Station giving access to London Bridge, Charing Cross, and Victoria amongst others. The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich - just one of the reasons why it's increasingly popular with professionals and commuters.

AT A GLANCE

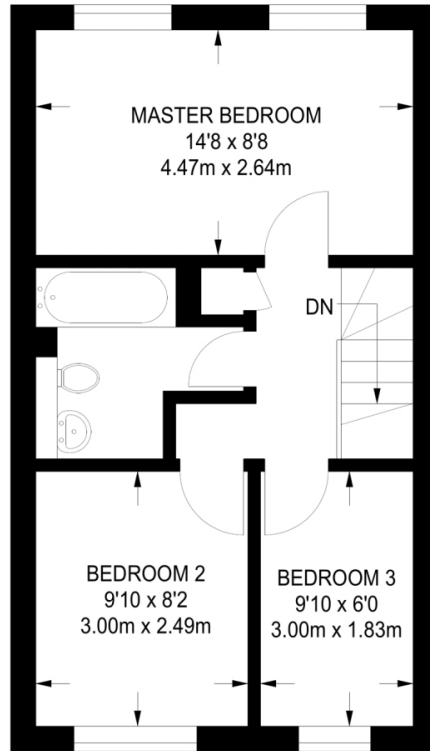
- modern house
- private cul-de-sac
- three bedrooms
- kitchen diner
- stunning bathroom
- lovely garden
- garage
- very close to heath
- close to shops





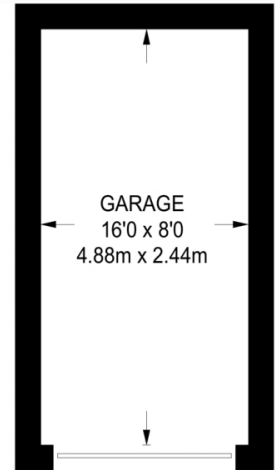


GROUND FLOOR
403 SQ FT / 37.43 SQ M



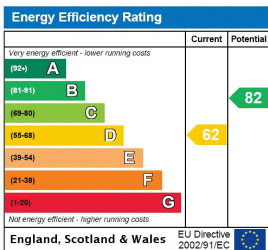
FIRST FLOOR
393 SQ FT / 36.49 SQ M

APPROXIMATE GROSS INTERNAL AREA
796 SQ FT / 73.92 SQ M
GARAGE = 131 SQ FT / 12.2 SQ M
TOTAL = 927 SQ FT / 86.12 SQ M



GARAGE
131 SQ FT / 12.2 SQ M
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

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.



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