

RICHMOUNT GARDENS, BLACKHEATH, LONDON, SE3 9AE
£589,995 FREEHOLD

A VERY GOOD SIZED THREE BEDROOM TERRACED HOUSE WITH MATURE FRONT AND REAR GARDENS, SET WITHIN BLACKHEATH'S CATOR ESTATE AND VERY CLOSE TO THE OFSTED "OUTSTANDING" BROOKLANDS AND WINGFIELD PRIMARY SCHOOLS.

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DESCRIPTION:

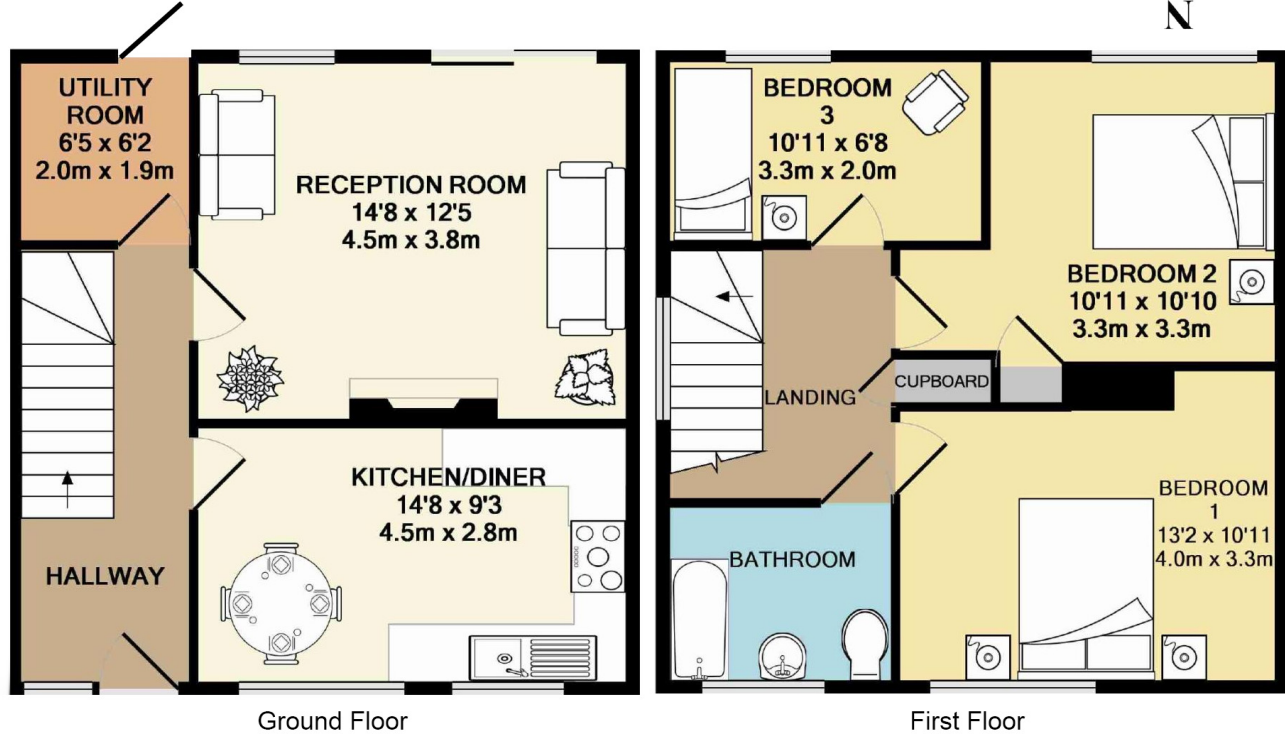
The accommodation comprises; to the ground floor, a large 14'8 x 12'5 living room, a good size 14'8 x 9'3 kitchen diner and a utility/coat/boot room. Upstairs are three bedrooms, two of which are generous doubles, the third bedroom is a spacious single bedroom or perfect home office, and finally is the family bathroom. To the rear is a beautiful south-facing 40ft garden comprising paved patio area, outside store cupboard, ornamental pond, lawned area and well stocked shrub borders to the sides. The property is generally in very good decorative order with gas fired central heating and double glazed windows.

This is a great home, your earliest viewing is highly recommended. Video tour can be seen at Winkworth.co.uk

Richmount Gardens is a popular cul-de-sac accessed via the prestigious Cator Estate. The Ofsted outstanding Brooklands Primary School and Wingfield Primary Schools are within a few minutes' walk and Thomas Tallis Secondary school (Ofsted Good with an Ofsted Outstanding Sixth Form) is just a 15 minute walk. The house is located just 0.2 miles from Kidbrooke Station and just 0.9 miles to Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. Sutcliff Park and the Heath are both within a short walk and 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 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. Blackheath station gives 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.







Total approx floor area: 907sq.ft / 84.2 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		88
(81-91)	C		
(69-80)	D	64	
(55-68)	E		
(39-54)	F		
(1-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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