



Lee Road, Blackheath, London, SE3

Guide Price £800,000-£850,000 *Freehold*

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Located on the edge of the Cator Estate and just 0.21 miles from Blackheath Village, is this impressive three bedroom modern Span house with a landscaped garden.

KEY FEATURES

- larger than usual
- Span house
- three bedrooms
- kitchen diner
- modern bathroom
- landscaped garden
- very close to Village



Blackheath

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The accommodation comprises to the ground floor; an entrance porch and a bright and airy living room with original parquet flooring and a superb modern kitchen diner with floor to ceiling windows to a landscaped low maintenance garden with rear access. Upstairs, with a vaulted landing, are three bedrooms, including a very generous master bedroom, a stylish modern bathroom with separate shower and bath and an additional separate WC. The property further benefits from a lovely communal garden to the front.

Eric Lyons's Span house are all about space and light, and blurring the edges between the outside and indoor. This is a beautiful home and a rarer and larger three bedroom footprint, and your immediate viewing is essential. Video tour can be seen at Winkworth.co.uk

One of just nine houses, in a small mews, the property is in a sought after location on the edge of the prestigious Cator Estate and just 0.21 miles from Blackheath Village with its array of bars, restaurants, boutique shops and mainline station. The fabulous Royal Greenwich Park is just 0.8 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. Surrounding the market, you'll find characterful boutiques and independent shops offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others



MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: D
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

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

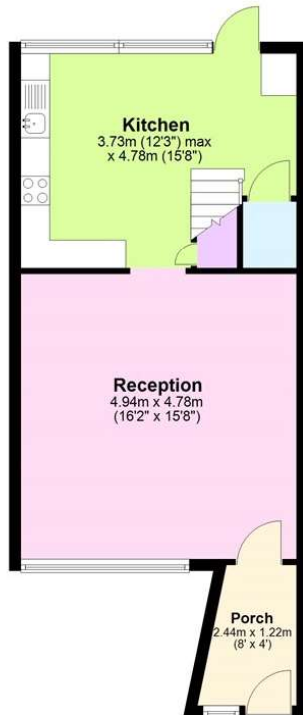


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

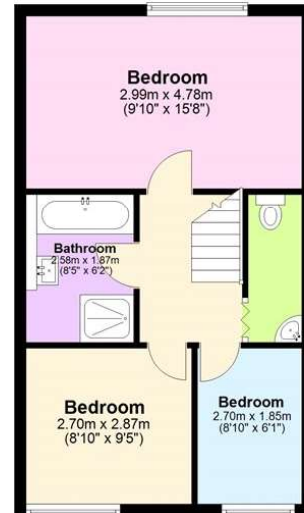
Ground Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



First Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



Total area: approx. 87.5 sq. metres (942.3 sq. feet)

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