



HUMBER ROAD, BLACKHEATH, LONDON, SE3 7LR
£475,000 LEASEHOLD

**WITH A FANTASTIC PRIVATE GARDEN AND SUPERB VIEWS,
AND LOCATED CLOSE TO BOTH WESTCOMBE PARK AND
MAZE HILL STATIONS, IS THIS LOVELY TWO DOUBLE
BEDROOM GROUND FLOOR APARTMENT.**

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DESCRIPTION:

With a private entrance the accommodation comprises; large hallway with storage cupboard, a 13'0 x 10'0 living room and a good size modern kitchen. There are two similarly proportioned double bedrooms and a recently fitted modern bathroom. The property also has the added benefits of a large private section of garden to the rear with lawn, deck, flower beds and shed and with fantastic views to the rear. The property is in excellent decorative order with stripped floorboards, gas fired central heating and double glazed windows

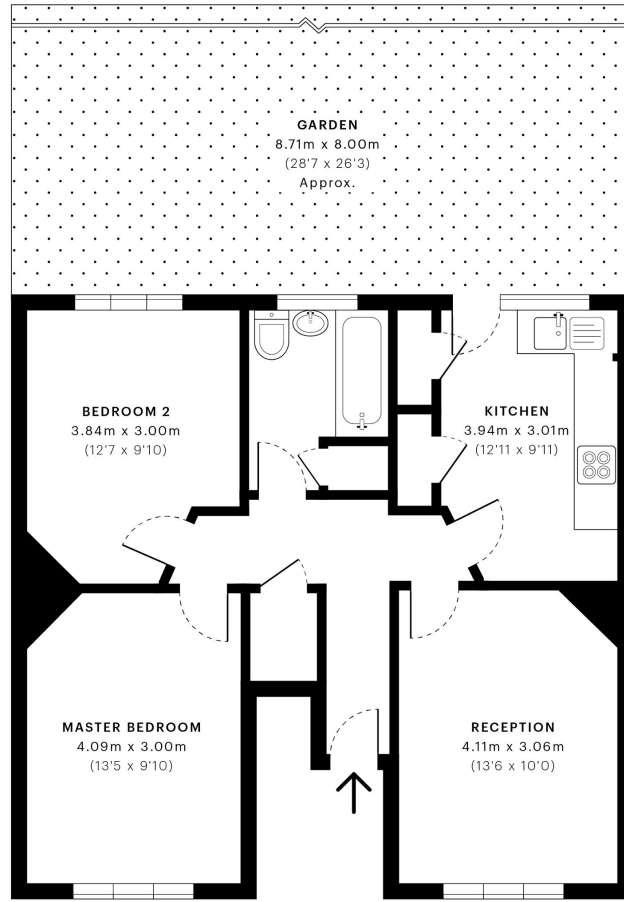
This is a superb home and your immediate viewing is essential. Virtual tours can be seen at Winkworth.co.uk

Humber Road is a popular road within the Westcombe Park area in Blackheath. The property is within 725 metres from both the Heath and Greenwich Park and opposite Greenwich Pleasance. An outstanding location to take advantage of local amenities in almost all directions. 0.7 miles to the west you will find the historic Greenwich town centre. Greenwich's covered market is one of London's best and attracts people from all over the capital. North you will reach Woolwich Road where you will find Greenwich Square Library and Leisure Centre which has a swimming pool. There is also a range of Artisan coffee shops and bakeries as well as a Co-op, Sainsbury's and Tesco local. Walking southwest just 1 mile, you will arrive in Blackheath village which offers an array of boutique shops, bars, restaurants and farmers market, giving a genuine feeling of village life inside London. Finally, 700 metres to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a few minutes' drive.

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 (1.6 miles) - just one of the reasons why it's increasingly popular with professionals and commuters. Westcombe Park Station is just 315 metres away, (regular trains into Central London in 15 minutes, with the DLR within easy reach from Greenwich).







— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property.
61.3 Sqm / 659.8 Sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features.
Includes washrooms, restricted head.
56.6 Sqm / 609.3 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
61.3 Sqm / 660.0 Sqft

IPMS 3C RESIDENTIAL
57.5 Sqm / 619.4 Sqft

SPEC ID
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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.