

HEDGLEY MEWS, LEE, SE12 8BB  
**GUIDE PRICE £450,000 FREEHOLD**

**LOCATED JUST 0.6 MILES FROM BLACKHEATH VILLAGE AND VERY CLOSE TO MANOR HOUSE GARDENS, IS THIS MODERN AND STYLISH TWO BEDROOM END OF TERRACE HOUSE WITH OFF STREET PARKING AND SET IN THIS SMALL GATED DEVELOPMENT. SOLD CHAIN FREE.**

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**DESCRIPTION:** Arranged over two and a half levels, the accommodation comprises; entrance hall with cloakroom (WC) with steps down to a superb L-shaped reception room with a semi open plan kitchen, vaulted ceiling with skylights huge storage cupboards and access to a small terrace with further storage beyond. Upstairs is a master bedroom with feature corner window, second bedroom with skylight and window overlooking the vaulted kitchen, and a modern bathroom. The property is in very good decorative order with double glazed windows, gas fired central heating and under floor heating to the lower ground floor.

Further benefits include a green roof, allocated parking space, electronic gated access, communal BBQ area and is sold as Freehold and chain free. This is a wonderful home and your immediate viewing is essential. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

The property is located just 0.6 miles to Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is 0.75 miles and the fabulous Royal Greenwich Park is 1.15 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.

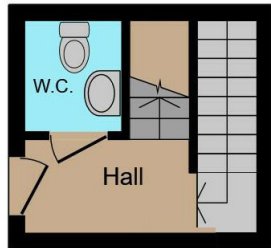
Just a stone's throw is the popular Manor House Gardens with children's play park, a pond and a farmers market every Saturday. A short walk is the vibrant centre of Hither Green which includes a Sainsbury's Local, French Patisserie Cafe (La Delice), an incredible Deli and Bottle Shop (Found Hope Store), cocktail bar (Drink@Bob's) a florist (Otto's Greenhouse) and Italian restaurant and pizzeria (Sapore Vero), craft beer and chocolate shop (Park Fever), gastropub The Station Hotel and of course Hither Green Station.

There are fantastic transport links with Blackheath Station, Hither Green and Lee (all under 0.7 miles) giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.8 miles Lewisham) 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. The O2 is also nearby.

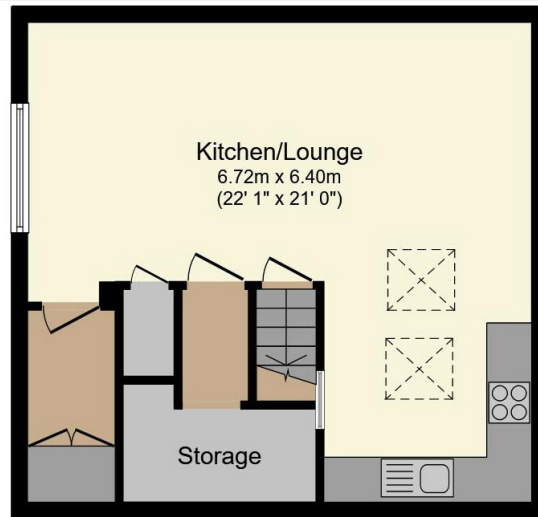




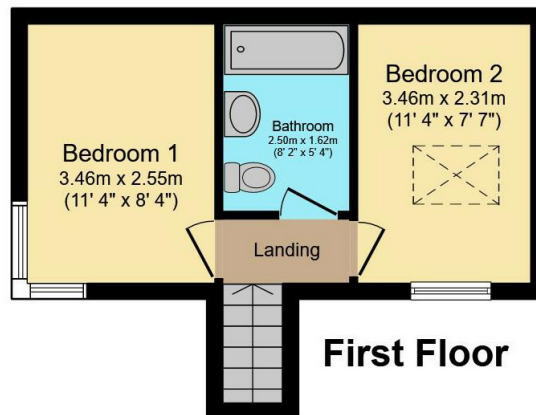




**Ground Floor**



**Lower Ground Floor**



**First Floor**

Total floor area 76.3 m<sup>2</sup> (821 sq.ft.) approx

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.

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

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