



**VANBRUGH PARK, BLACKHEATH, SE3 7AA**  
**£395,000 SHARE OF FREEHOLD**

**A STUNNING AND MUCH IMPROVED, ONE DOUBLE  
BEDROOM SECOND FLOOR PERIOD CONVERSION SET IN  
THIS EXCELLENT LOCATION JUST OF THE HEATH AND  
BLACKHEATH ROYAL STANDARD.**

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## DESCRIPTION:

Occupying the top floor of this impressive Georgian house, the accommodation comprises; a reception room with period fireplace, newly fitted modern kitchen and bathroom and a double bedroom. Further benefits include a loft room with window and is sold with a share in freehold. The property is in excellent decorative order with hardwood double glazed sash windows and electric central heating.

The property is perfect for first time buyers or as a buy to let investment. Virtual tours can be seen at [Winkworth.co.uk](http://Winkworth.co.uk).

The property is very convenient for transport links with Westcombe Park station nearby and buses stopping for Blackheath train station (0.9 miles). 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 0.4 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. Blackheath Village with its array of restaurants, bars and boutique shops is under a mile.

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 (1.7 miles) - just one of the reasons why it's increasingly popular with professionals and commuters.









## Third Floor

Approximate Gross Internal Area  
46.4 sq m / 499 sq ft



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			
(92-)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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