



SHEARMAN ROAD, LONDON, SE3 9HX
GUIDE PRICE £850,000 FREEHOLD

LOCATED JUST MOMENTS FROM BLACKHEATH VILLAGE AND OFFERED TO THE MARKET CHAIN FREE, IS THIS VERSATILE AND SOUGHT AFTER FOUR BEDROOM, TWO BATHROOM, END OF TERRACE, THREE STOREY GOUGH COOPER TOWNHOUSE.

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DESCRIPTION:

The property is in excellent decorative order with wood flooring, gas fired central heating and double-glazed windows.

The spacious accommodation is arranged over three floors and briefly comprises; to the ground floor, an entrance hall with storage cupboard, 28' kitchen diner with an attractive modern fitted kitchen with granite worktops, a separate utility/laundry room and a downstairs WC. Upstairs to the first floor is a very large and bright 19'3 x 15'0 living room and a bedroom with built in wardrobes and ensuite shower room. Finally, there are three bedrooms, two of which are good size doubles with built in wardrobes and a bathroom to the top floor. There is also a large loft room which has been fully boarded and carpeted with Velux window. To the rear is a pretty 29ft garden with deck, lawn and flower beds and side access via a covered storage room ideal for bikes and all garden tools/furniture. There is off street parking to the front.

This is a wonderful home, sold chain free and viewing is highly recommended. Video and Virtual tours can be seen at Winkworth.co.uk

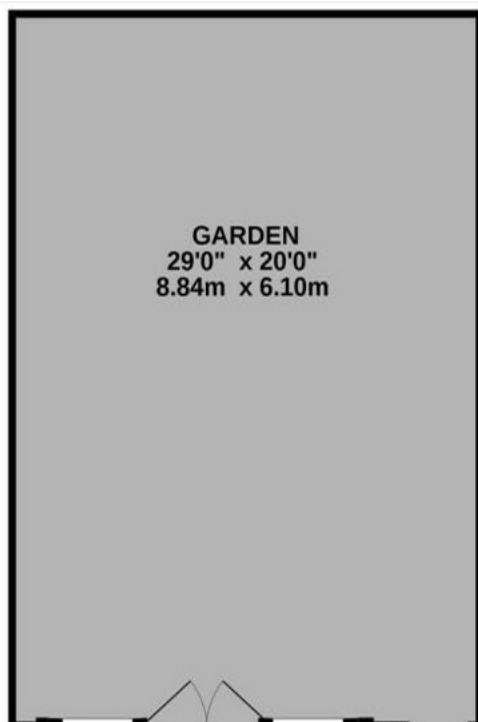
The property sits just off the leafy Lee Park, SE3 and a few minutes' walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is a 10 minute walk and the fabulous Royal Greenwich Park is just 0.85 miles with Greenwich town centre beyond. Greenwich's covered market is one of London's best and attracts people from all over the capital. It offers wares from local artist-makers, fashion designers, foodies and antiques traders. Tuesdays, Thursdays and Fridays are dedicated to antiques, with Wednesdays, Saturdays and Sundays devoted to food, arts and crafts. 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 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. The O2 is also close by as are local shops and amenities including Sainsbury's and Marks and Spencer's food, within a very short walk.

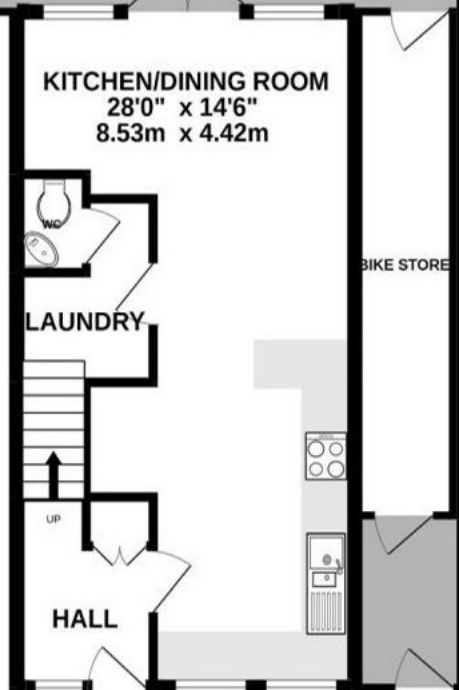
Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles).



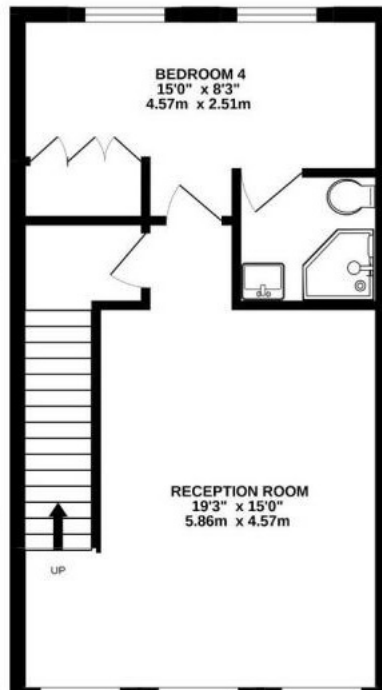




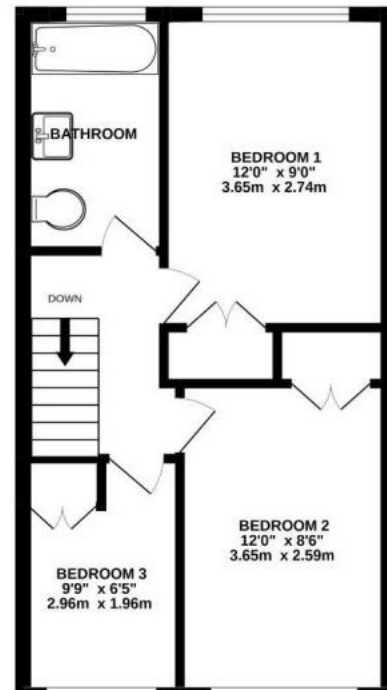
Total Approx Floor Area:
1,341 sq.ft (124.5 sq.m)



Ground Floor
503 sq.ft (46.7 sq.m)



First Floor
419 sq.ft (38.9 sq.m)



Second Floor
419 sq.ft (38.9 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			
(92-100) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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