



**VANBRUGH PARK, BLACKHEATH, SE3 7JQ
OFFERS IN EXCESS OF £375,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED ONE DOUBLE BEDROOM PERIOD
CONVERSION SET IN THIS EXCELLENT LOCATION JUST OFF THE
HEATH AND BLACKHEATH ROYAL STANDARD, SOLD CHAIN FREE.**

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

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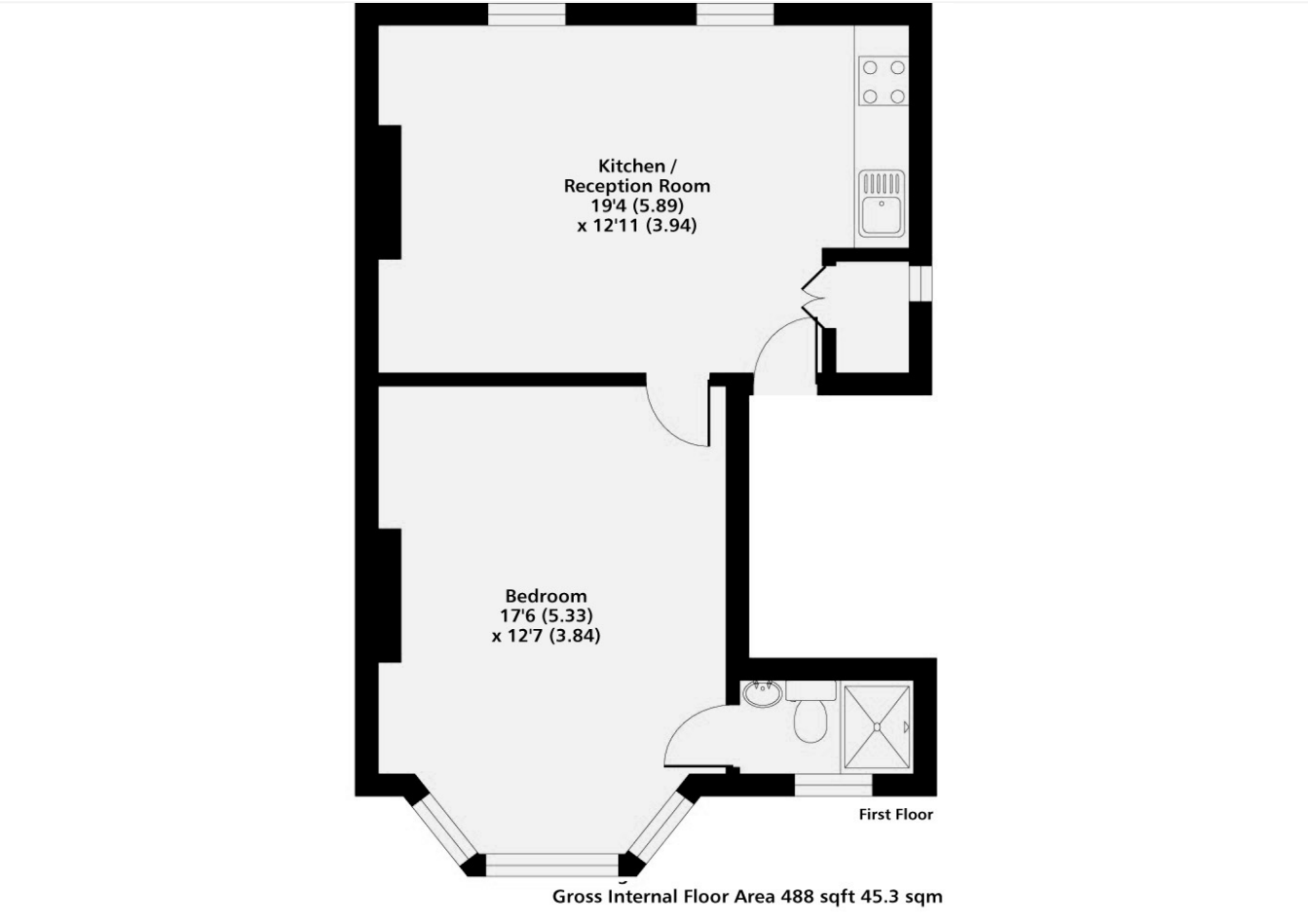
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DESCRIPTION:

Occupying the first floor of this impressive Victorian house, the accommodation comprises; a large (19'4x12'11) open plan kitchen/ reception room, a spacious (17'6x12'7) bedroom, from which, you access the shower room. The property boasts high ceilings and large windows throughout allowing a huge amount of light to flood the apartment. Additional benefits include off street parking, a long lease, communal gardens and the property is also sold chain free. The property is perfect for first time buyers or as a buy to let investment. Virtual tours can be seen at 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.



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	74 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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