



**VANBRUGH HILL, BLACKHEATH, SE3 7UF
OFFERS IN EXCESS OF £375,000 LEASEHOLD**

**A SPACIOUS TWO BEDROOM APARTMENT IN NEED OF
REFURBISHMENT WITH A NEWLY EXTENDED* LEASE ARRANGED OVER
THE FIRST FLOOR AND ENTIRE SECOND (TOP) FLOOR OF THIS
IMPRESSIVE SEMI-DETACHED VICTORIAN HOUSE, LOCATED CLOSE TO
MAZE HILL STATION AND GREENWICH PARK.**

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DESCRIPTION:

The accommodation comprises; an entrance and kitchen on the first floor and stairs up to the second floor landing and a very large 16'4 x 13'8 reception room with large storage cupboard, a large 15'1 x 13'8 master bedroom, single bedroom/study and bathroom. The property needs modernisation and refurbishment although will benefit from a newly extended lease (the vendors are currently in the process of extending the lease) and is sold chain free.

The property is within 325 metres from Greenwich Park and close to the Heath. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 0.9 mile, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.4 miles to the west you will find the historic Greenwich town centre. Greenwich maintains a quaint rural village feel and is steeped in history from Roman remains and ancient burial grounds, to 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. Finally, 0.5 miles to the east is Blackheath Standard, with daily conveniences including M&S Food Hall.

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. Maze Hill Station is just 0.25 miles, (regular trains into Central London in 15 minutes, with the DLR within easy reach from Greenwich).

A short walk away are sought after primary schools including Sherington, Invicta and Halstow. There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive. Local Authority: Greenwich Tax Band: D



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		
(81-91)	B		
(69-80)	C		
(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	

Current: 41
Potential: 79

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