



THE HALL, FOXES DALE, BLACKHEATH, LONDON, SE3 9BE
£550,000 SHARE OF FREEHOLD

LOCATED ON THE GROUND FLOOR OF THIS HIGHLY REGARDED SPAN-BUILT DEVELOPMENT WITHIN THE PRESTIGIOUS CATOR ESTATE, THIS STUNNING APARTMENT HAS BEEN FULLY REFURBISHED TO A SUPERB STANDARD AND OFFERS BRIGHT, STYLISH INTERIORS WITH DIRECT ACCESS ONTO THE COMMUNAL GARDENS.

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

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DESCRIPTION:

The accommodation extends to approximately 653 sq. ft. and comprises: a spacious open-plan kitchen/reception room measuring 25'7 x 12'5, designed for both entertaining and everyday living, with large windows and doors opening directly to the south-facing gardens. The sleek, modern kitchen features quality fittings, excellent storage, and a breakfast bar. There is a generous principal bedroom with built-in wardrobes, a second single bedroom, and a luxurious bathroom finished with contemporary tiling and fittings.

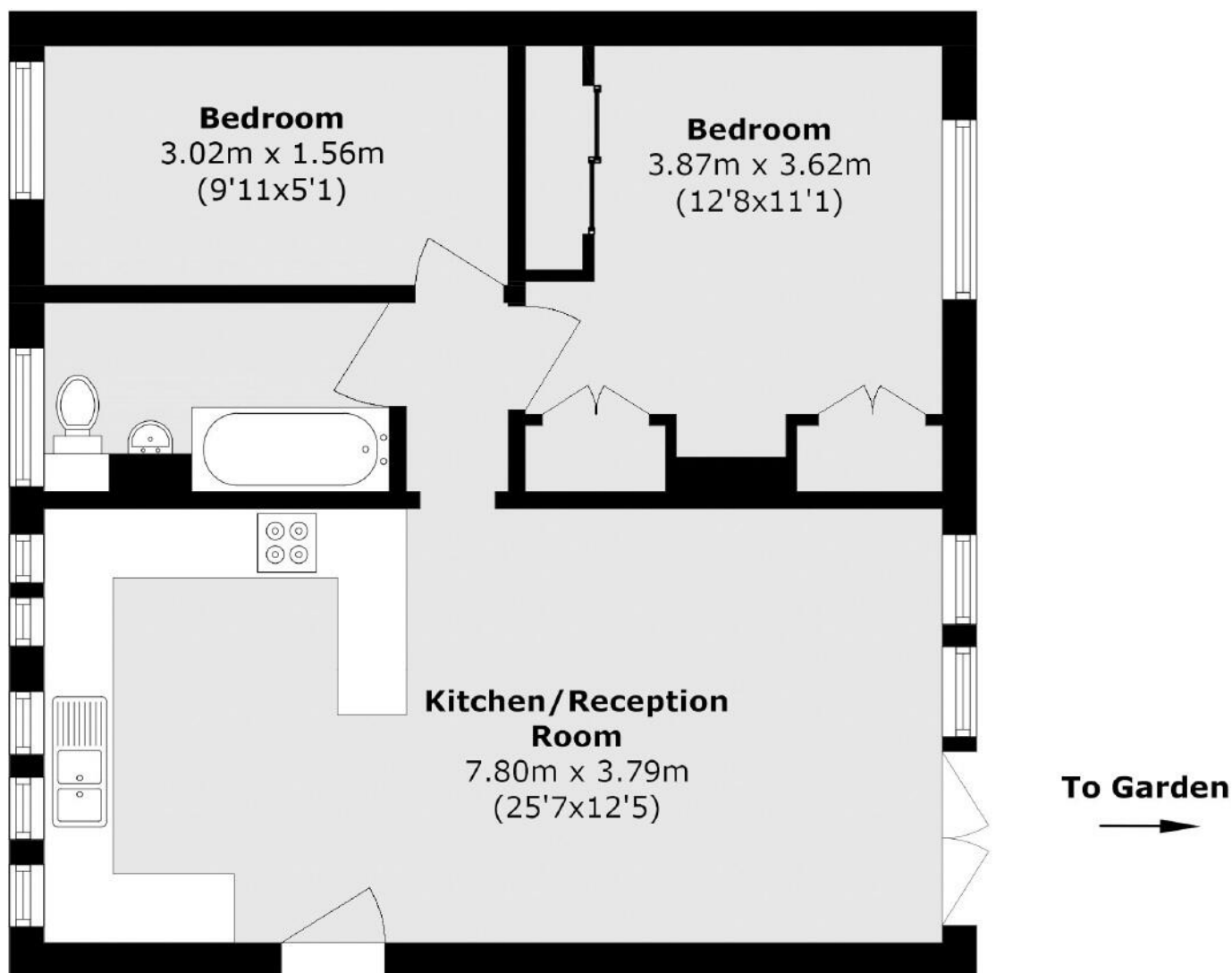
The property is sold chain free, with residents parking, and a share of freehold, making it an ideal purchase for professionals, downsizers, or first-time buyers seeking a turn-key home in one of Blackheath's most desirable locations.

The Hall is a highly sought after Span built development designed by Eric Lyons and set just off Foxes Dale within the part of the prestigious Cator Estate. The flat is just ½ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 1.05 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. Greenwich's covered market is one of London's best and attracts people from all over the capital.

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. The popular Brooklands, (0.34 miles) and John Ball Primary Schools, (0.49 miles) are both close by as 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 (1.1 miles) and Eltham College (2.2miles).







Total area (approx.): 60.7 sq. m (653.3 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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	66
E (39-54)	
F (21-38)	
G (1-20)	71
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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