



COLERAINE ROAD, BLACKHEATH, LONDON, SE3 7PE
£441,000 LEASEHOLD

SITUATED IN THIS PRIME LOCATION WITHIN A FEW MINUTES' WALK OF WESTCOMBE PARK STATION AND GREENWICH PARK, IS THIS SPACIOUS AND BEAUTIFULLY PRESENTED, THREE BEDROOM SECOND AND THIRD FLOOR MAISONNETTE WITH PLENTY OF STORAGE, COMMUNAL GARDENS AND A PRIVATE BALCONY.

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DESCRIPTION:

The accommodation comprises; a large entrance with storage cupboard and WC, a large 15'11 x 12'11 reception room with direct access to a private balcony and a large fitted kitchen. Upstairs are three bedrooms including a generous master with built in wardrobes and a bathroom. Further benefits include large communal garden, a private external storage cupboard and residents parking to the rear.

The property is in good decorative order throughout. Features include double glazed windows and gas fired central heating.

This is a large and versatile home spanning 972 sq.ft offering great value for money.

Coleraine Road is a popular road within the Westcombe Park area in Blackheath. The property is a short walk from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 0.95 miles, 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. 0.68 miles to the west you will find the historic Greenwich town centre. Finally, 0.4 miles to the east is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is only 250 metres away, with the DLR within easy reach from Greenwich.

AT A GLANCE

- split level home
- three bedrooms
- excellent condition
- balcony
- great storage
- close to station
- residents parking
- communal garden

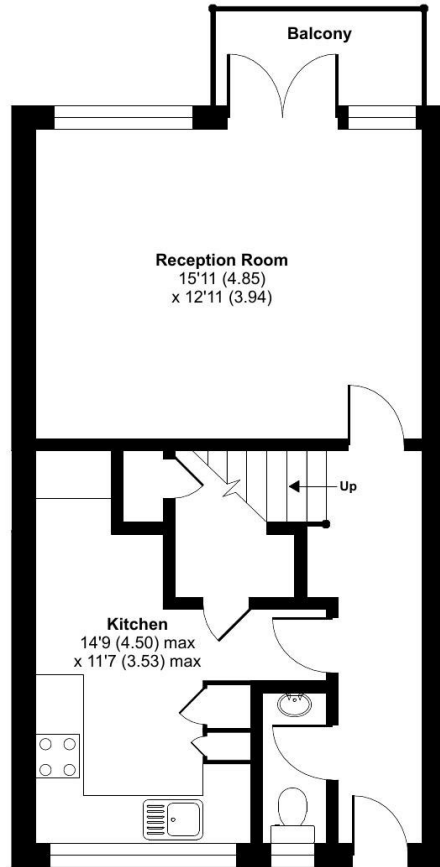




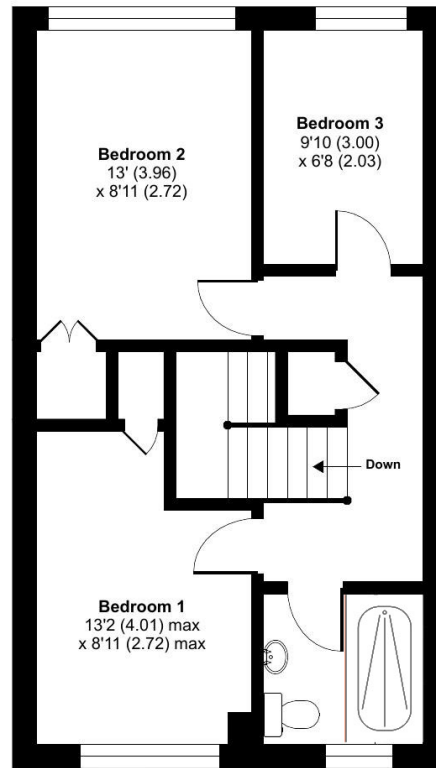
Coleraine Road, London, SE3

Approximate Area = 972 sq ft / 90.3 sq m

For identification only - Not to scale



Second Floor



Third Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for John Payne. REF: 825310

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

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