



**HUMBER ROAD, BLACKHEATH, LONDON, SE3 7LR**  
**GUIDE PRICE £475,000-£500,000, SHARE OF FREEHOLD**

**A SUPERB TWO BEDROOM SPLIT LEVEL PERIOD CONVERSION FOUND ON HALL AND FIRST FLOOR OF THIS IMPRESSIVE SEMI-DETACHED VICTORIAN HOUSE LOCATED VERY CLOSE TO WESTCOMBE PARK STATION WITH A COMMUNAL ROOF TERRACE AND LARGE COMMUNAL GARDEN.**

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## DESCRIPTION:

The property is in good decorative order with high ceilings, stripped floorboards, gas fired central heating and sash windows.

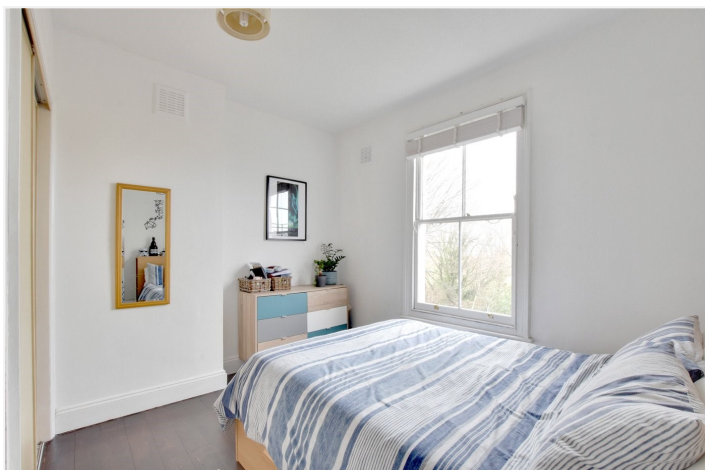
The accommodation comprises to the hall floor, a 26'7" x 11'5" open plan lounge diner with dual aspect windows and modern attractive kitchen with extensive work surfaces and cupboards. There is a feature wrought iron spiral staircase leading up to the first floor with two bedrooms and a good size modern bathroom with separate shower and bath. The property further benefits from a communal roof terrace, communal gardens, and a share in the freehold.

Viewing is highly recommended and video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

An outstanding location to take advantage of local amenities in almost all directions. Walking southwest, just 1.14 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, University of Greenwich, National Maritime Museum and Royal Greenwich Park. 750 metres to the south is Blackheath Standard, with daily conveniences including M&S Food Hall as well as many shops and restaurants. North you will reach Woolwich Road where you will find Greenwich Square Library and Leisure Centre which has a swimming pool. There is also a range of Artisan coffee shops and bakeries as well as a Co-op, Sainsbury's and Tesco local. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a few minutes' drive. Westcombe Park station with mainline and Thames Link services is just a 1-minute walk. With the DLR within easy reach from Greenwich along with the river boat and Jubilee Line at North Greenwich just 1.3 miles away.

## AT A GLANCE

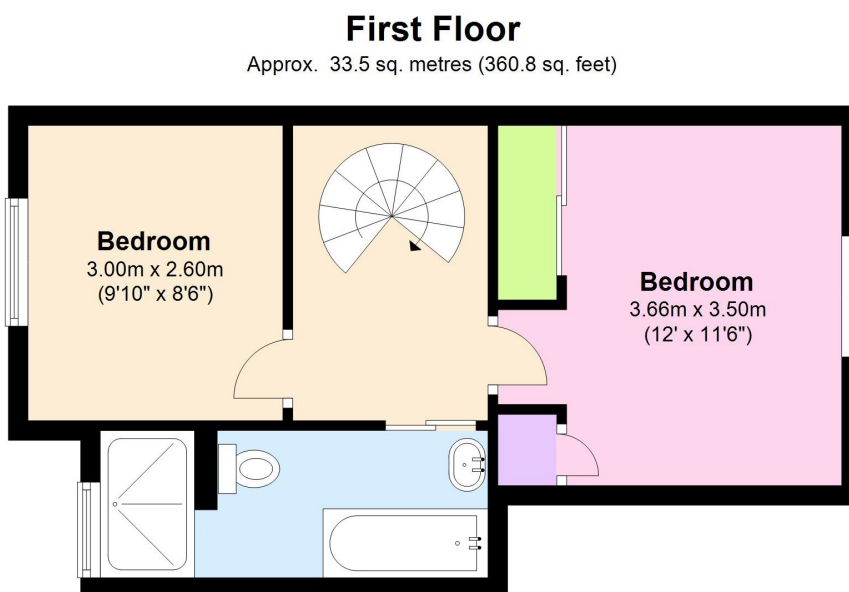
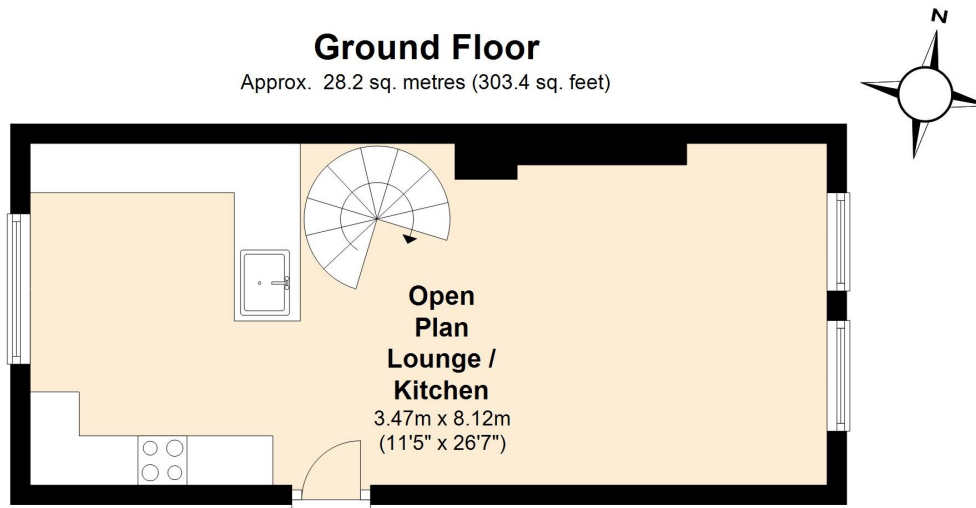
- split level conversion
- two bedrooms
- hall and first floor
- open plan lounge diner
- communal roof terrace
- communal garden
- share of freehold
- very close to station





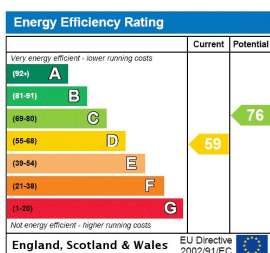






Total area: approx. 61.7 sq. metres (664.2 sq. feet)

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.



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See things differently

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