



RUTHIN ROAD, BLACKHEATH, LONDON, SE3 7SH
£899,995 FREEHOLD

A BEAUTIFULLY PRESENTED AND MUCH IMPROVED, THREE BEDROOM, TWO BATHROOM, TWO RECEPTION ROOM, VICTORIAN HOUSE WITH A 40FT WEST FACING GARDEN LOCATED CLOSE TO WESTCOMBE PARK STATION AND OFSTED OUTSTANDING PRIMARY SCHOOLS.

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DESCRIPTION:

The accommodation briefly comprises; entrance hall with under stairs storage, front reception room with bay window, log burner and alcove storage, second reception room and a large kitchen diner. Upstairs is a large 16'7 x 11'2 master bedroom with built in wardrobes, a 12'5 x 10'10 second bedroom and a stunning modern family bathroom with free standing bath, separate shower and under floor heating. The third bedroom to the rear boasts a modern ensuite shower. To the rear is a low maintenance 40ft west facing garden with patio and shed. The property is in excellent decorative order with period features, wood flooring, double glazed windows, high ceilings, period fireplaces and gas fired central heating with feature radiators.

This is a fantastic period home and your immediate viewing is essential. Video tour can be seen at winkworth.co.uk

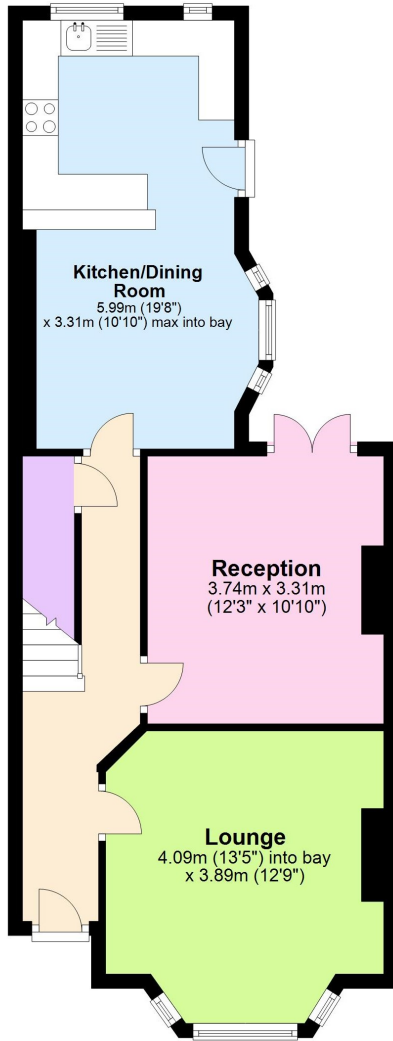
Ruthin Road is a quiet residential road within the Westcombe Park area in Blackheath. The property is within 700 metres from the heath and 895 metres from Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking southwest just under 1 mile, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.8 miles to the west you will find the historic Greenwich town centre. Finally, ¼ mile to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 180 metres away, (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 as well as the Greenwich Steiner School (on Mycenae Road). 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.





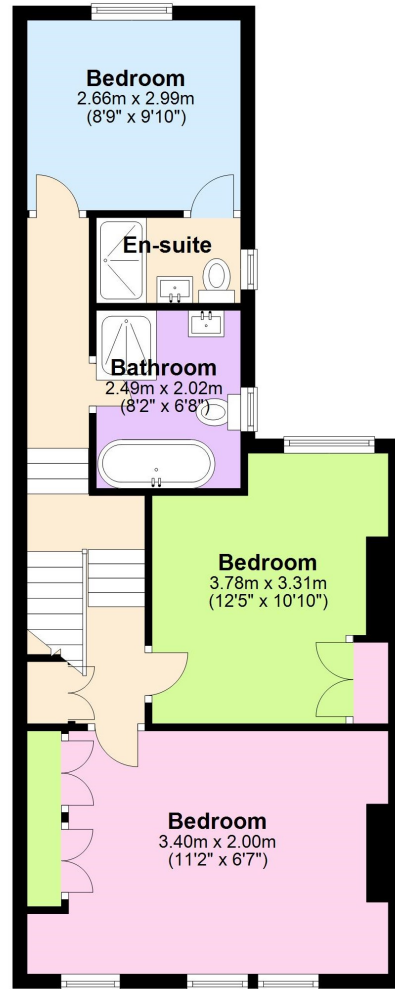
Ground Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



First Floor

Approx. 53.6 sq. metres (577.0 sq. feet)



Total area: approx. 109.3 sq. metres (1176.1 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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