



**UNDERCLIFF, GREENWICH, LONDON, SE10**  
**£300,000 SHARE OF FREEHOLD**

**WE ARE PLEASED TO OFFER THIS BEAUTIFULLY PRESENTED ONE BEDROOM FLAT THAT HAS BEEN RECENTLY REFURBISHED, MEASURES CIRCA 308 SQ FT AND FEATURES OFF STREET PARKING!**

Greenwich | 02030533033 | greenwich@winkworth.co.uk

**Winkworth**

*winkworth.co.uk*

See things differently



## DESCRIPTION:

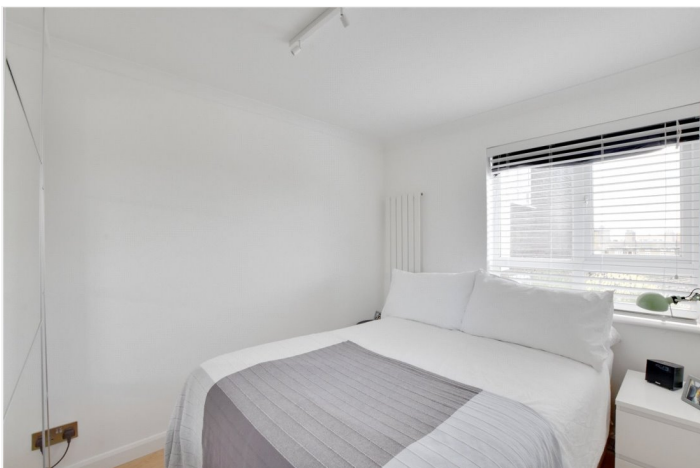
We are pleased to offer this beautifully presented one bedroom flat that has been recently refurbished, measures circa 308 sq ft and features off street parking!

Set within this gated block, the property is small but perfectly formed and presents itself as a fantastic first time purchase OR buy to let! Both the kitchen and bathroom have been newly fitted and the reception room has lovely hard wood flooring. The flat is bright and airy with a triple aspect. Added benefits include a new central heating system and double glazing. Along with a secure parking space, there are also communal grounds.

Undercliff is really well located, just off the open heath, on the corner of Blackheath Hill and Maidenstone Hill. This means it is equidistance to both Blackheath and Greenwich town centres, which offer a wonderful array of shops and restaurant, along with mainline rail, DLR and riverboat service. The Royal Park, with its Observatory is also within a 5-8 minute walk.

## AT A GLANCE

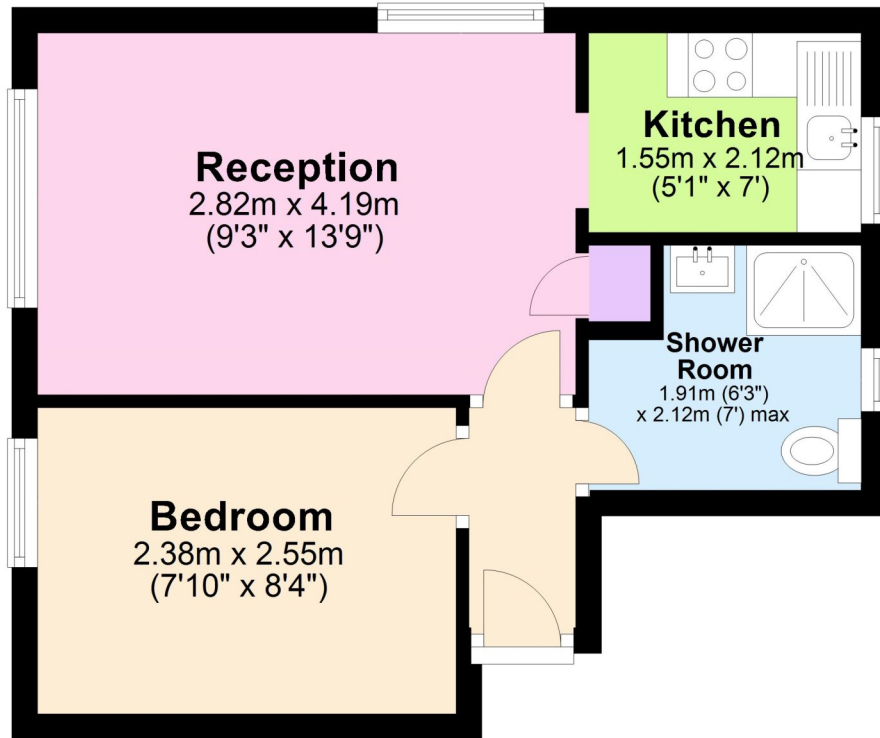
- one bedroom flat
- 2nd floor
- recently refurbished
- beautiful condition
- 308 sq ft
- superb location
- gated block
- off street parking
- close to heath
- double glazed





## Second Floor

Approx. 28.6 sq. metres (308.1 sq. feet)



Total area: approx. 28.6 sq. metres (308.1 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	73
EU Directive 2002/91/EC			

Greenwich | 02030533033 | greenwich@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.