



FULTHORP ROAD, BLACKHEATH, SE3 0SG
GUIDE PRICE £700,000-£745,000 FREEHOLD

IN THIS OUTSTANDING LOCATION JUST 50 METRES FROM THE HEATH AND IN THE HEART OF BLACKHEATH VILLAGE, IS THIS SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE WITH A LARGE SOUTH EAST FACING GARDEN. THE PROPERTY IS IN NEED OF REFURBISHMENT AND IS SOLD CHAIN FREE.

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

Winkworth

winkworth.co.uk

See things differently



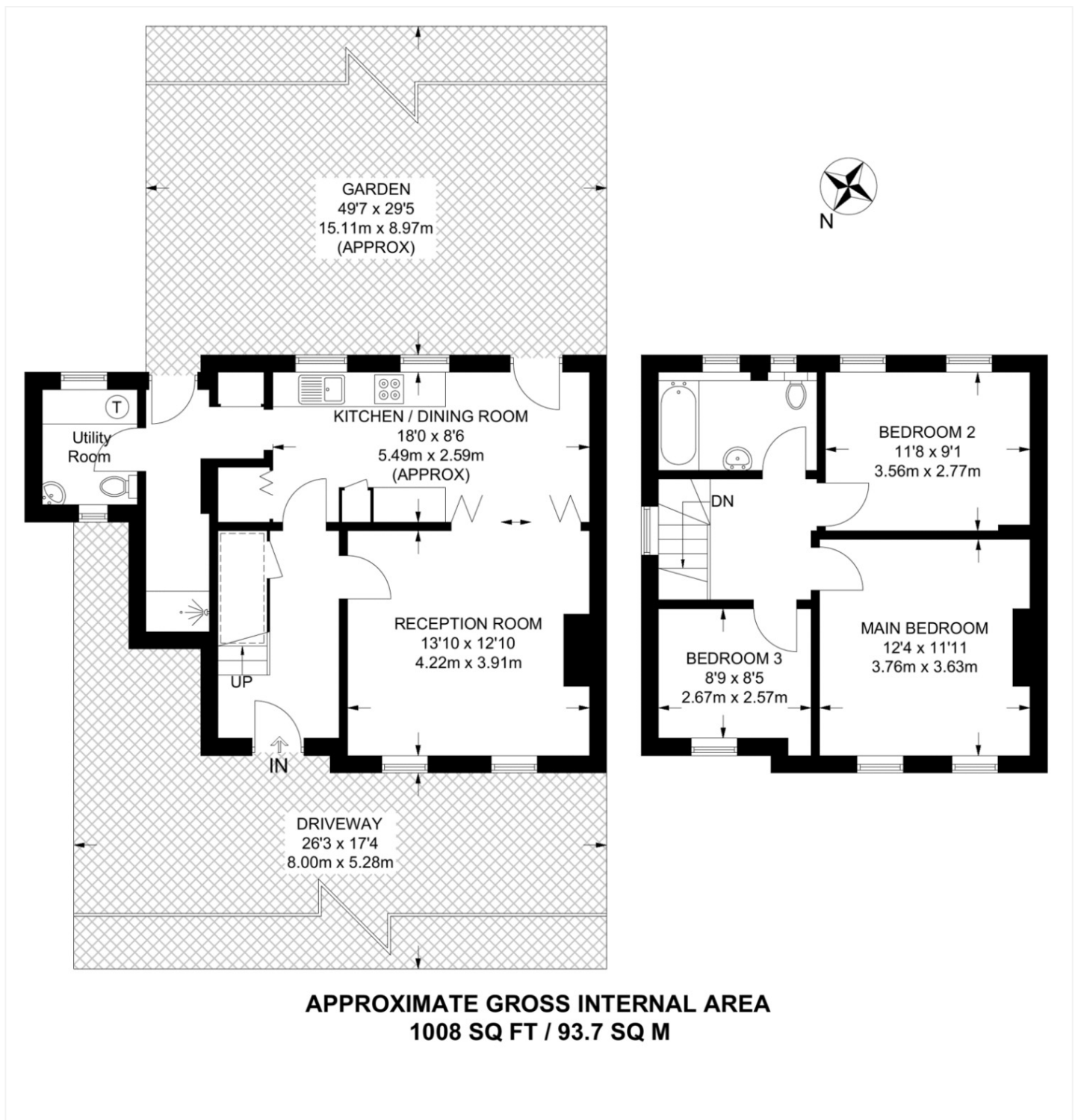
DESCRIPTION:

The accommodation comprises; large entrance hall, a 13'10 x 12'10 reception room with inter connecting doors to an 18ft kitchen diner, a separate utility room with WC and a shower. Upstairs is a large 12'4 x 11'11 master bedroom, second double bedroom, a third single bedroom and the family bathroom. To the rear is a 49ft south east facing garden and there is off street parking to the front. The property is in need of refurbishment throughout although does boast double glazed windows and gas fired central heating. This home offers fantastic potential and is sold chain free.

The property is located in the heart of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 725 metres away with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from roman remains and ancient burial grounds, to the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark ' the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital. Surrounding the market, you'll find characterful boutiques and independent shops offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.95 miles Lewisham) 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 near by. Close by 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 (1.5 miles) and Eltham College (2.5 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.







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	
(92-100) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

