



GUNYARD MEWS, SHOOTERS HILL, SE18 4GF
£295,000 LEASEHOLD

A SPACIOUS TWO BEDROOM SECOND FLOOR (TOP) APARTMENT WITH A SOUTH FACING BALCONY AND PARKING SPACE SET WITHIN THIS POPULAR MODERN DEVELOPMENT CLOSE TO HORNFAIR PARK AND WOOLWICH COMMON.

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

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DESCRIPTION:

The property is in good decorative order with gas fired central heating, double glazed windows and wood flooring. The accommodation comprises a fantastic open plan kitchen living area with attractive modern kitchen and access onto a south facing balcony, two bedrooms including a good size master and modern bathroom. The apartment further benefits from a parking space.

Lancaster House is located on Gunyard Mews, situated in between Hornfair Park and Woolwich Common. It is a 12mins bus ride to Woolwich DLR and The Elizabeth Line and 15mins bus ride to Blackheath, Kidbrooke or Eltham train stations.

There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, gym, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park, Blackheath Common and Greenwich Park. Blackheath Village with its array of boutiques, shops and restaurants is 1.2 miles away.

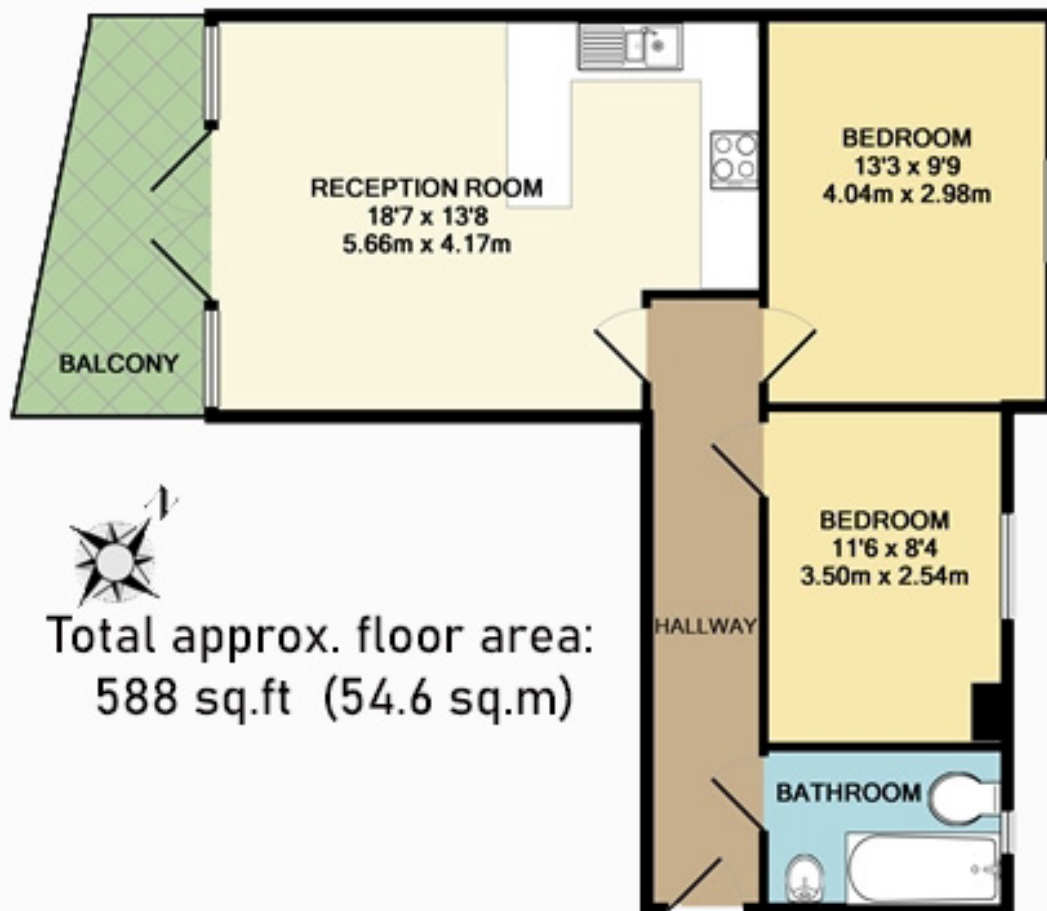
The property is near a very handy parade of shops including a bakery, cafe, co-op, pharmacy, barbers, hairdressers/nail bar and a dry cleaners.

AT A GLANCE

- two double bedrooms
- top (second) floor
- parking
- EPC rating: B
- balcony
- chain free







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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