



Shooters Hill Road, Blackheath, London, SE3

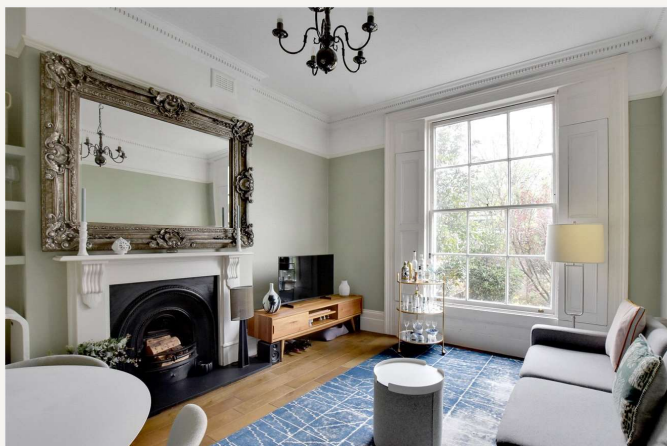
£499,950 *Leasehold*



With impressive features and very high ceilings, is this spacious two double bedroom apartment found on the hall (raised ground) floor of this large Victorian semi-detached house close to the heath and Blackheath Village.

KEY FEATURES

- period conversion
- hall floor
- two double bedrooms
- very high ceilings
- utility cupboard
- off street parking
- communal garden



Blackheath

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The property is in very good decorative order with features including; very high ceilings, ornate cornicing, feature fireplaces, sash windows, shutters, wood flooring and gas-fired central heating.

The accommodation briefly comprises; a huge 15'10 x 12'6 reception room, a separate modern kitchen with wooden worktop and breakfast bar and bathroom with rolltop bath. The large 17'2 x 9'10 master bedroom has built in wardrobes with a second double bedroom and entrance hall with storage. Further benefits are an external utility cupboard (in the communal hallway), off street parking to the front and a large communal garden to the rear.

Your immediate viewing is strongly recommended and there is no chain. Video tour can be seen at winkworth.co.uk.

The property is located just 400 metres from the Heath and 0.5 miles from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.6 miles 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.

There are superb transport links with Blackheath Station giving access to London Bridge, Charing Cross, and Victoria amongst others. The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich - just one of the reasons why it's increasingly popular with professionals and commuters.

There are several highly sought-after Independent Schools close by including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles).



MATERIAL INFORMATION

Tenure: Leasehold
Term: 93 year and 4 months
Service Charge: £tbc per annum
Ground Rent: £ tbc (subject to increase)
Council Tax Band: tbc
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains
Sewerage supply: Mains
Water supply: Mains

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

For more information, scan the QR code or visit the link below

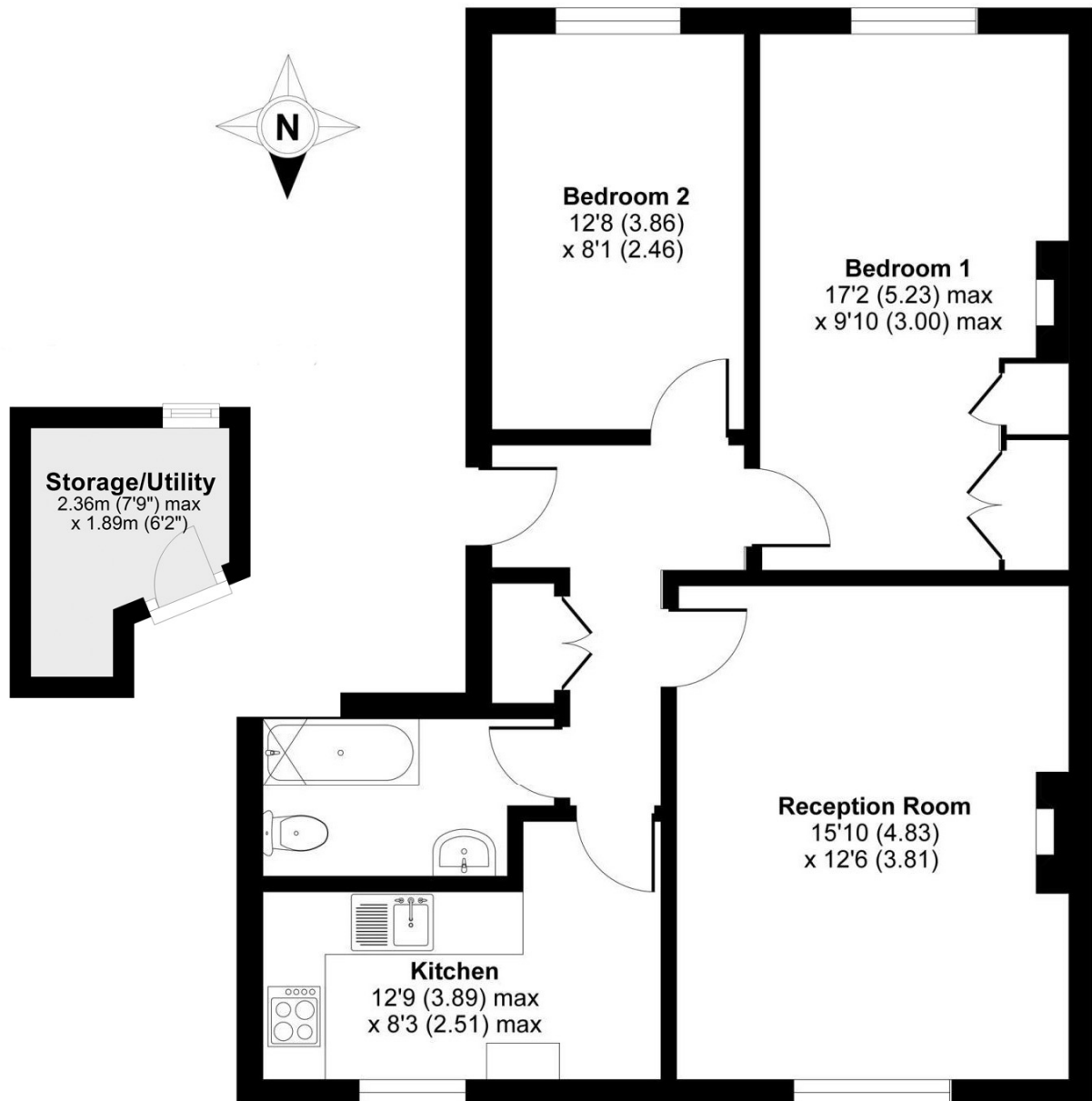


<https://www.winkworth.co.uk/sale/property/BLA210656>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Raised Ground Floor



Approximate Area = 740 sq. ft. / 68.5 sq. m.

For identification only - Not to scale

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