



HUMBER ROAD, BLACKHEATH, LONDON, SE3 7LX
GUIDE PRICE £300,000-£350,000 FREEHOLD

AN EXCEPTIONAL OPPORTUNITY FOR INVESTORS, OR DEVELOPERS, TO ACQUIRE THIS DEVELOPMENT PLOT WITH PLANNING PERMISSION TO BUILD A DETACHED TWO/THREE BEDROOM DETACHED HOUSE VERY CLOSE TO GREENWICH PARK AND WESTCOMBE PARK STATION.

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DESCRIPTION:

Planning permission is in place for a detached two/three bedroom, two storey house to be built in place of the garage which will provide approx. 100 sq.m / 1075 sq.ft of accommodation. The new house would have a large garden that would extend the full length of the plot.

Humber Road a popular road within the Westcombe Park area in Blackheath. The property is within 725 metres from both the Heath and Greenwich Park and opposite Greenwich Pleasance. An outstanding location to take advantage of local amenities in almost all directions. 0.7 miles to the west you will find the historic Greenwich town centre. 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. North you will reach Woolwich Road where you will find Greenwich Square Library and Leisure Centre which has a swimming pool. There is also a range of Artisan coffee shops and bakeries as well as a Co-op, Sainsbury's and Tesco local. Walking southwest just 1 mile, you will arrive in Blackheath village which offers an array of boutique shops, bars, restaurants and farmers market, giving a genuine feeling of village life inside London. Finally, 700 metres to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a few minutes' drive.

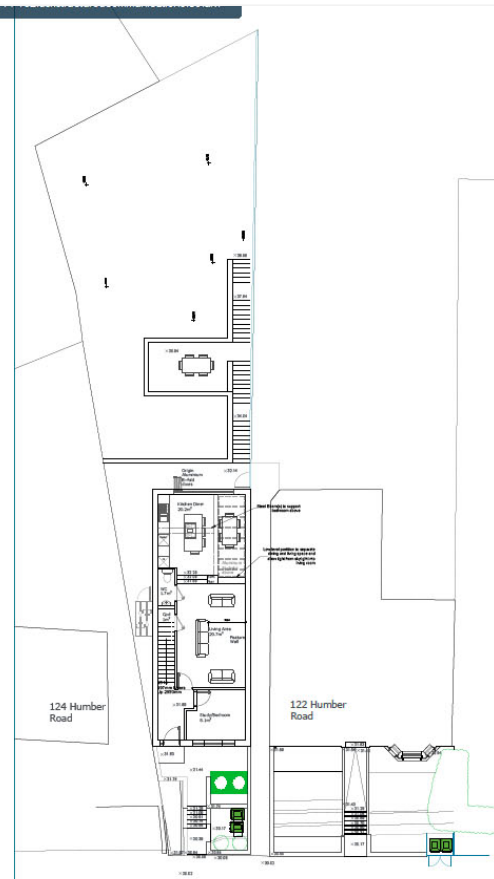
The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich (1.6 miles) - just one of the reasons why it's increasingly popular with professionals and commuters. Westcombe Park Station is just 315 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 Halstow, Invicta and Sherington. 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.





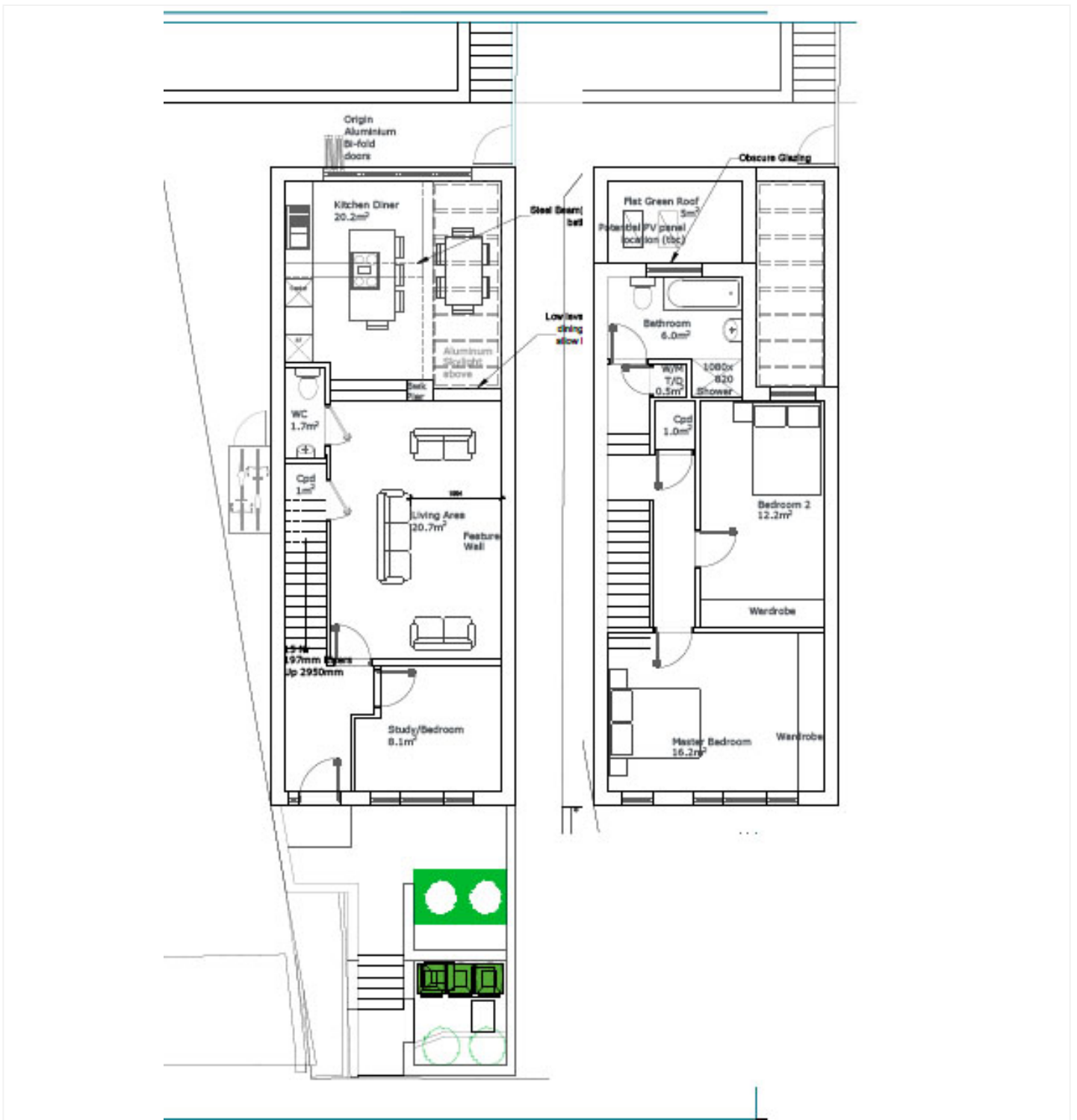
1 Existing Site Plan



2 Proposed Site Plan

Scale Bar 1:200 0 2 4 10 m

Scale: 1:200 @ A3



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	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	81
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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