



SHOOTERS HILL ROAD, BLACKHEATH, LONDON, SE3 7HU
GUIDE PRICE £550,000-£580,000 LEASEHOLD

A BRIGHT AND SPACIOUS TWO DOUBLE BEDROOM APARTMENT OCCUPYING THE TOP (SECOND) FLOOR OF THIS IMPRESSIVE VICTORIAN HOUSE, JUST A SHORT STROLL FROM THE HEATH, WITH GENEROUS PROPORTIONS AND ACCESS TO A COMMUNAL GARDEN.

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DESCRIPTION:

Spanning 928 sq ft, the accommodation comprises; an inviting entrance hall with loft access, a bright 17'2 x 15'11 reception room with twin sash windows, coving, and alcove shelving, and a well-appointed kitchen with oak flooring, sleek white units, dark grey worktops, and integrated appliances. There are two double bedrooms, including a generous 16' master bedroom with bespoke fitted wardrobes featuring solid maple doors and feature radiators. The second bedroom overlooks the communal garden. A large bathroom (11'7 x 9'11) with a contemporary white suite, chrome fittings, and ample space completes the internal layout.

The property further benefits from access to a sizeable loft, offering excellent potential for conversion (subject to the necessary permissions), gas central heating, and beautiful sash windows throughout.

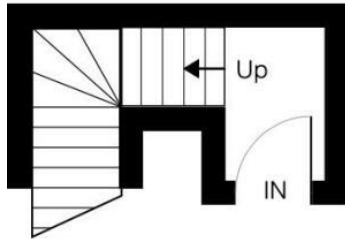
This is a fantastic opportunity for buyers seeking space, character, and future potential in a sought-after location. Video tour can be seen at winkworth.co.uk

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).

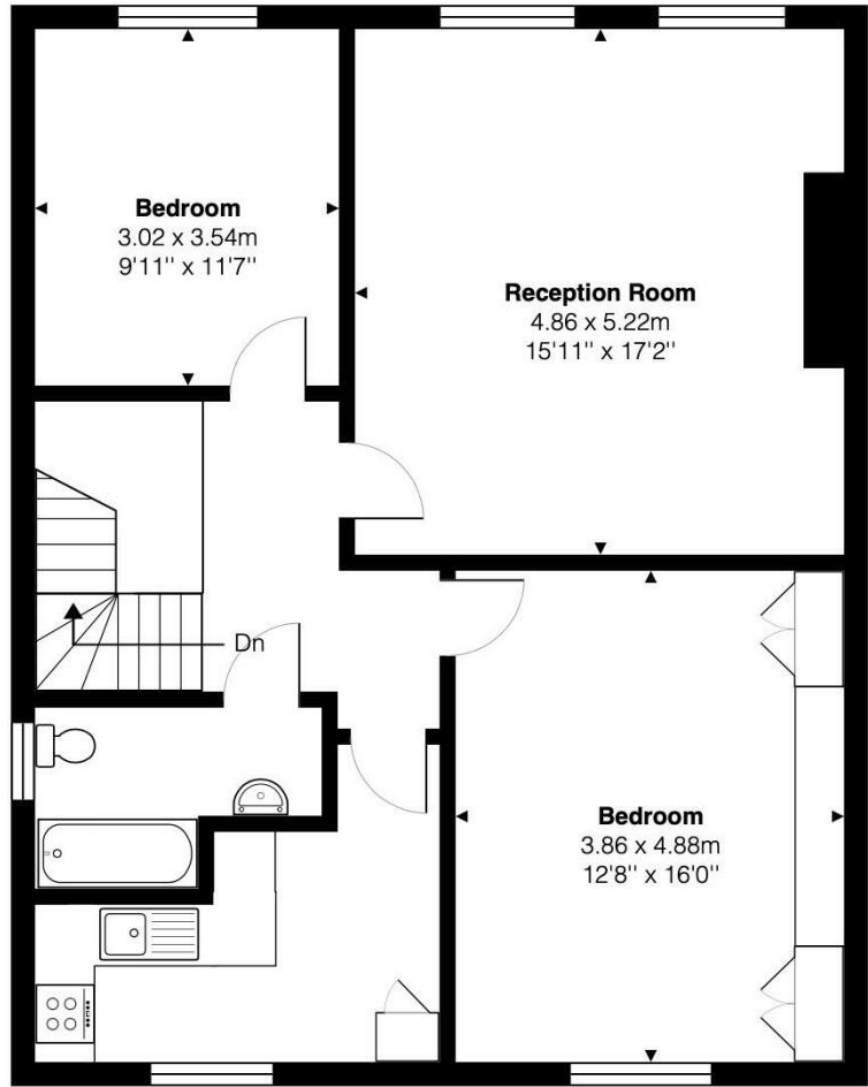




Total Area: 86.2 m² ... 928 ft²



First Floor



Second Floor

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		
A		
(85-91)		
B		
(69-84)		
C		
(55-68)		
D	64	78
(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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