



**GOFFERS HOUSE, DUKE HUMPHREY ROAD, BLACKHEATH, LONDON, SE3 0TT**  
**GUIDE PRICE £800,000-£825,000 SHARE OF FREEHOLD**

**WITH OUTSTANDING VIEWS DIRECTLY OVER THE HEATH AND TOWARDS BLACKHEATH VILLAGE IS THIS SPACIOUS THREE BEDROOM, FIRST FLOOR APARTMENT WITHIN THIS SOUGHT AFTER DEVELOPMENT, SOLD CHAIN FREE AND ALSO WITH A GARAGE.**

Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)





## DESCRIPTION:

The property is in excellent decorative order with wonderful parquet flooring throughout, high ceilings and incredible Heath views from the full height living room windows and the master bedroom. There is a stunning modern kitchen with integrated appliances, two good sized double bedrooms, a further third single bedroom and a luxury shower room. There is the further benefit of a garage, parking to the rear and a communal garden.

This is an impressive home in a highly prestigious location and your immediate viewing is a must. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

Goffers House is a small development of just 12 apartments and is set on Duke Humphrey Road, arguably one of the most sought after and exclusive addresses in the area. The prestigious cul-de-sac is located just a two minutes' walk from Blackheath Village with an array of boutique shops, restaurants, bars, farmers market, and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 500 metres away with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.85 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 is Ofsted "outstanding" John Ball and All Saints (Ofsted Good) primary schools.



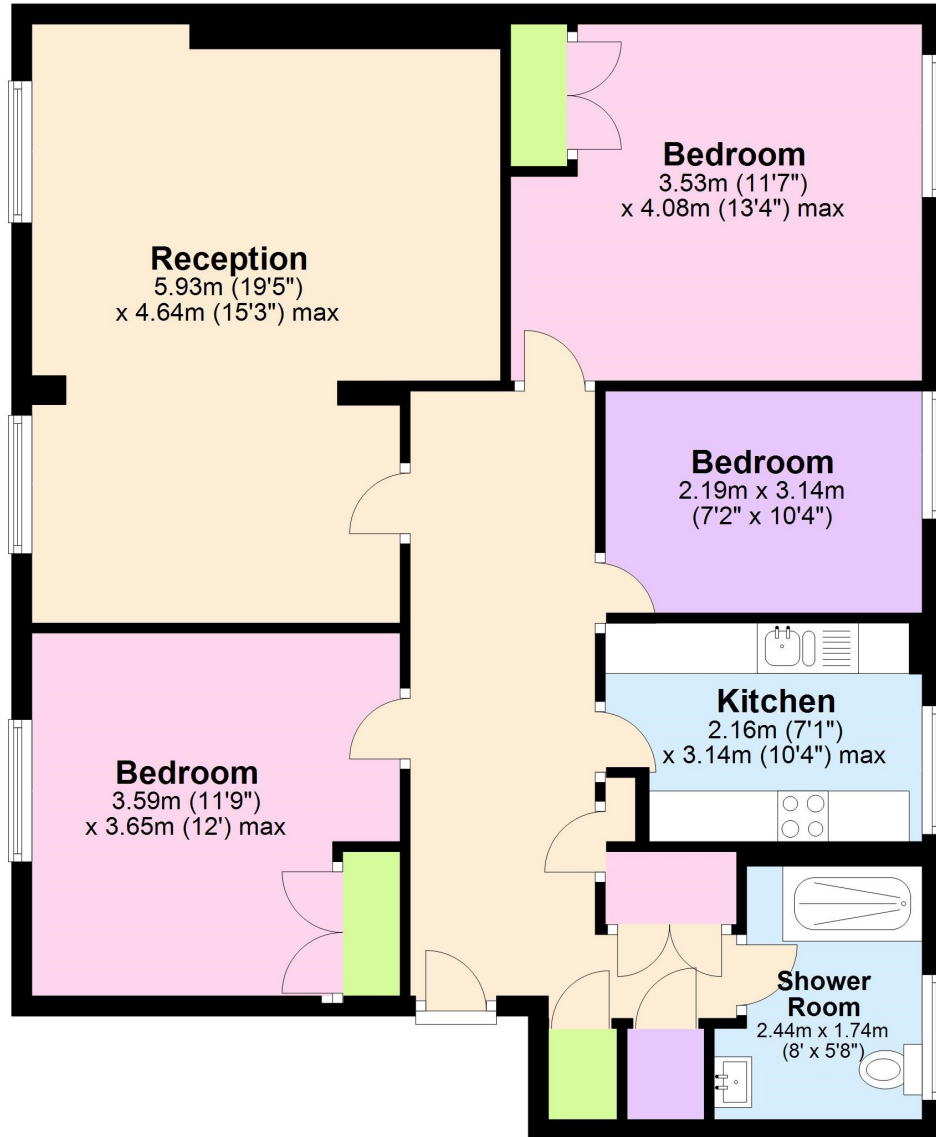






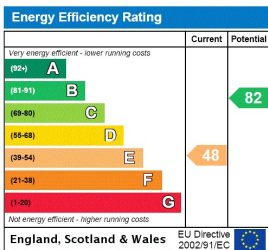
## First Floor

Approx. 89.3 sq. metres (961.3 sq. feet)



Total area: approx. 89.3 sq. metres (961.3 sq. feet)

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.



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

**Winkworth**

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.