



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.

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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

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.

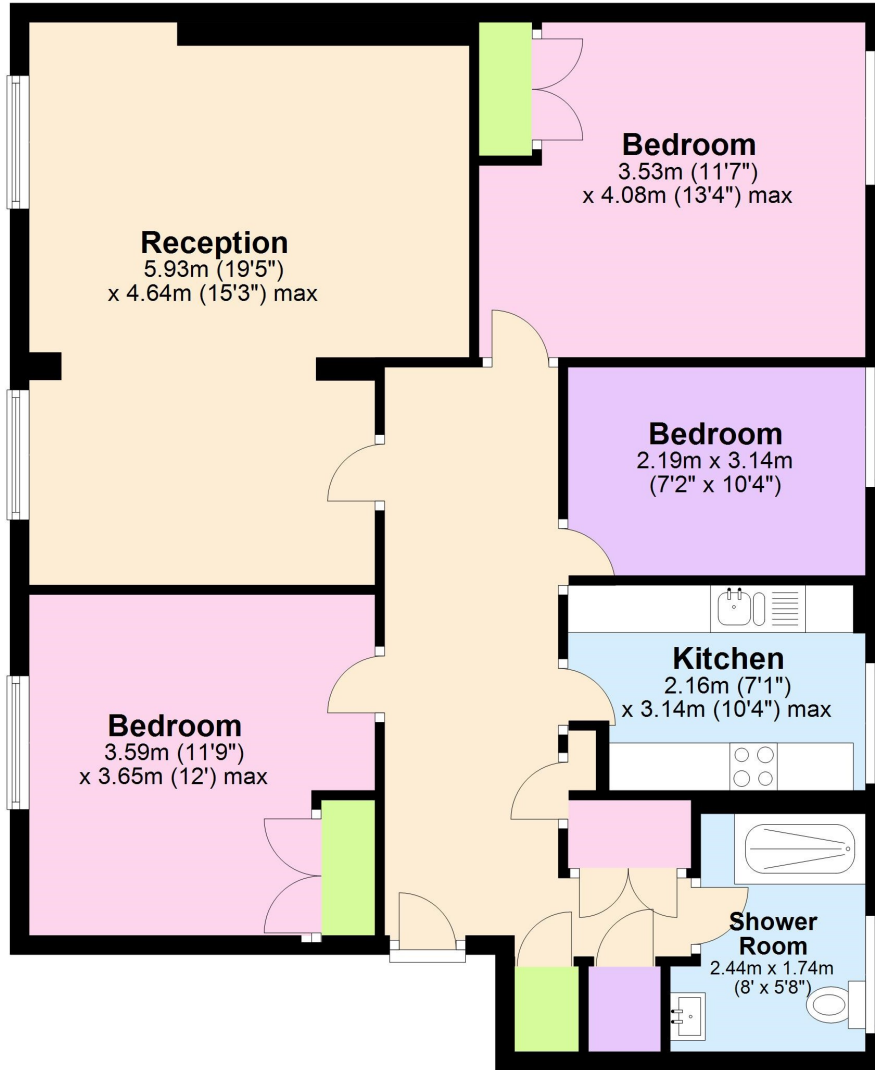
Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.5 miles) and Eltham College (2.5 miles) as are is Ofsted "outstanding" John 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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