



WEMYSS ROAD, BLACKHEATH, SE3 0TG
GUIDE PRICE £425,000-£450,000 SHARE OF FREEHOLD

A STUNNING AND NEWLY REFURBISHED ONE BEDROOM, HALL FLOOR APARTMENT WITH HIGH CEILINGS LOCATED ON ONE OF BLACKHEATH'S MOST POPULAR ROADS, SOLD CHAIN FREE.

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



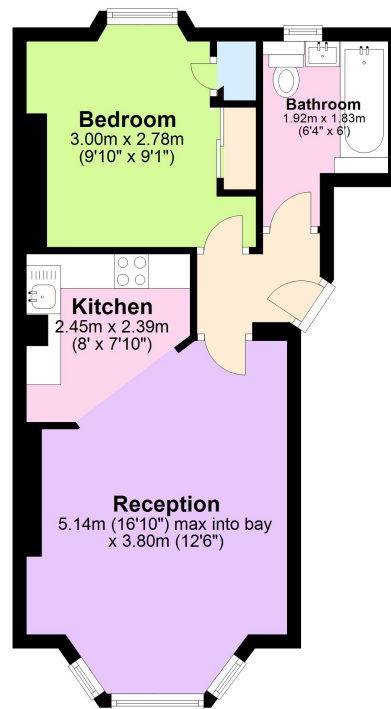
DESCRIPTION:

The property is in excellent decorative order throughout having been completely refurbished by the current owner, the apartment comprises; a large (16'10x12'6) front reception room which leads onto the fitted kitchen with integrated appliances, the double bedroom has built in wardrobes and there is a brand new bathroom. This is a fantastic conversion, is sold chain free and with a new 994 year underlying lease. Your immediate viewing is strongly advised. Video tour can be seen at winkworth.co.uk

Wemyss Road is a sought after address located in the heart of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 800 metres away 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. Surrounding the market, you'll find characterful boutiques and independent shops offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.95 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, Cofes (1.5 miles) and Eltham College (2.5 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.

Hall Floor

Approx. 38.4 sq. metres (413.8 sq. feet)



Total area: approx. 38.4 sq. metres (413.8 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.

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	

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