



QUENTIN ROAD, LONDON, SE13 5DG  
GUIDE PRICE £500,000-£535,000 SHARE OF FREEHOLD

SPANNING THE TOP FLOORS OF THESE TWO BEAUTIFUL PERIOD HOUSES AND IN THIS OUTSTANDING LOCATION WITHIN A SHORT WALKING DISTANCE OF BLACKHEATH VILLAGE AND STATION, IS LOVELY TWO BEDROOM BILATERAL CONVERSION.

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





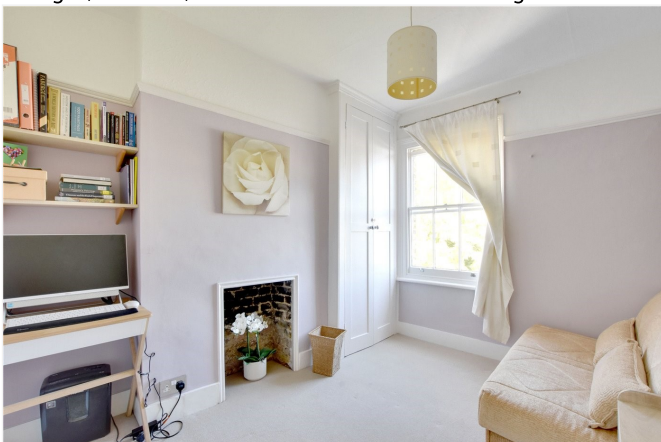


**DESCRIPTION:**

The accommodation comprises a 15'5 x 12'2 living room with fireplace and two sash windows, a good size kitchen breakfast room and bathroom with corner bath. There is a large 15'1 x 12'2 master bedroom and a 10'4 x 9'0 second bedroom with built in cupboard. The property has the added benefit of loft storage and is sold with a share of the freehold. The property is in good decorative order with scope to enhance. Features include sash windows, wooden shutters, stripped floorboards and gas fired central heating.

Viewing is highly recommended. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

The property is located just a few minutes' walk from Blackheath Village (0.25 miles) with its array of boutique shops, farmers market, restaurants, bars and station. The heath is just a few minutes walk and the fabulous Royal Greenwich Park is just 0.7 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. 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 (0.75 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 close by as 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 (1.4 miles) and Eltham College (2.4 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.

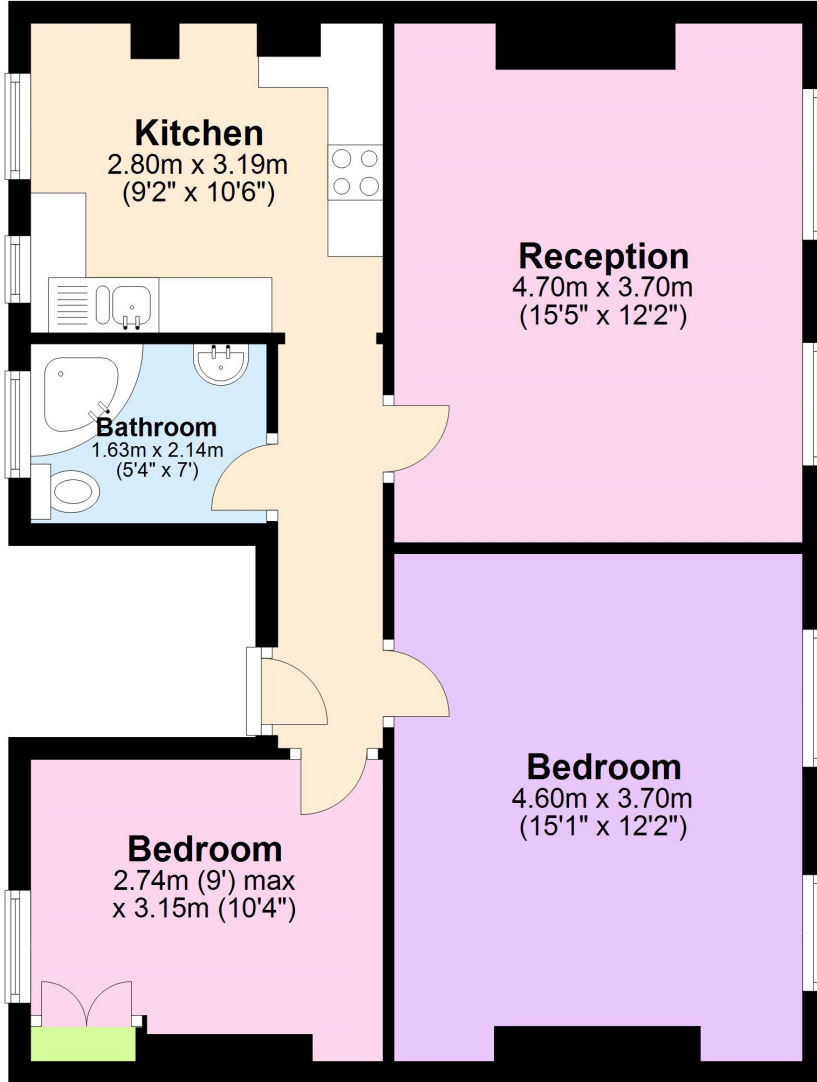






## Second Floor

Approx. 60.9 sq. metres (655.5 sq. feet)



Total area: approx. 60.9 sq. metres (655.5 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
Less energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Winkworth**

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

See things differently

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.