



SHOOTERS HILL ROAD, BLACKHEATH, LONDON, SE3 8RN
OIEO £375,000 LEASEHOLD

FOUND ON THE HALL (RAISED GROUND) FLOOR OF THIS IMPRESSIVE DOUBLE FRONTED DETACHED VICTORIAN HOUSE, IS THIS LARGE ONE DOUBLE BEDROOM, TWO BATHROOM, PERIOD CONVERSION WITH A PRIVATE SECTION OF GARDEN, OFF STREET PARKING AND IS SOLD CHAIN FREE.

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DESCRIPTION:

The bright living room has stripped wood flooring, high ceilings and large bay window, there is a good-sized kitchen breakfast room, bathroom and double bedroom with small ensuite shower room.

The property has the added benefit of its own south facing private garden and there is off street parking to the front.

This is a fantastic Victorian conversion and your immediate viewing is highly recommended.

The property is located just 0.6 miles from the Heath and 0.75 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 0.8 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 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). 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.

AT A GLANCE

- period conversion
- hall floor
- one double bedroom
- two bathroom
- high ceilings
- south facing garden
- off street parking
- chain free





Raised Ground Floor

Approx. 55.7 sq. metres (599.0 sq. feet)



Total area: approx. 55.7 sq. metres (599.0 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	A		
(92-101)	B		
(81-91)	C		
(69-80)	D	62	75
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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See things differently

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