



GLENLUCE ROAD, BLACKHEATH, LONDON, SE3 7SB
GUIDE PRICE £600,000-£625,000 SHARE OF FREEHOLD

A CONTEMPORARY AND VERY LARGE TWO DOUBLE BEDROOM TOP FLOOR CONVERSION WITH OFF STREET PARKING LOCATED WITHIN WALKING DISTANCE OF WESTCOMBE PARK STATION AND GREENWICH PARK AND SOLD CHAIN FREE.

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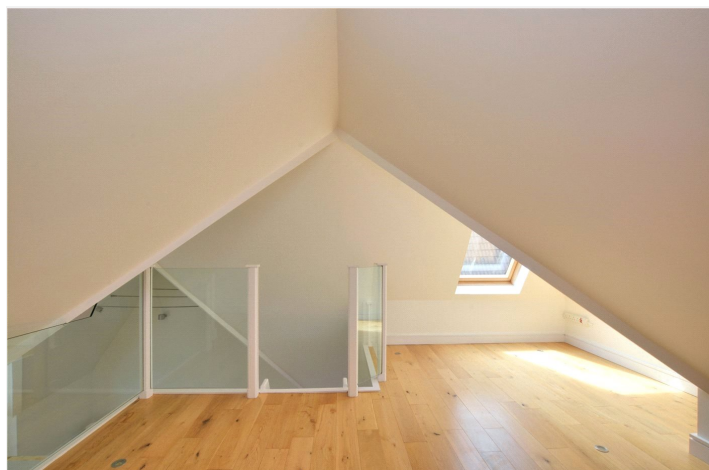
DESCRIPTION:

The property is in excellent decorative order and the accommodation comprises; a 20'3 x 17'7 living room with vaulted ceiling and oak flooring and an additional mezzanine level ideal as a home office or occasional guest room with access to useful loft storage. There is a large modern and well equipped kitchen, two well-proportioned double bedrooms, one with luxury ensuite shower room with double shower cubicle, a further modern bathroom. The property further benefits from off street parking and is sold with a share of the freehold. This is a fantastic apartment that has to be seen.

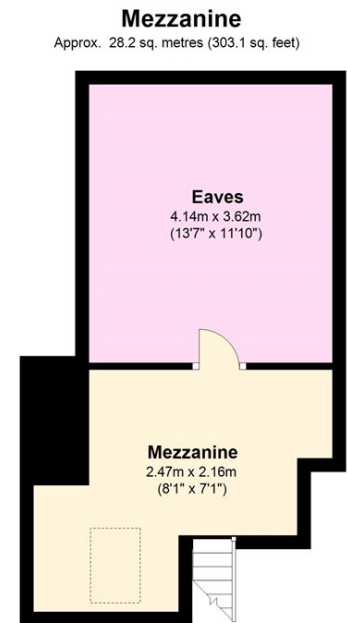
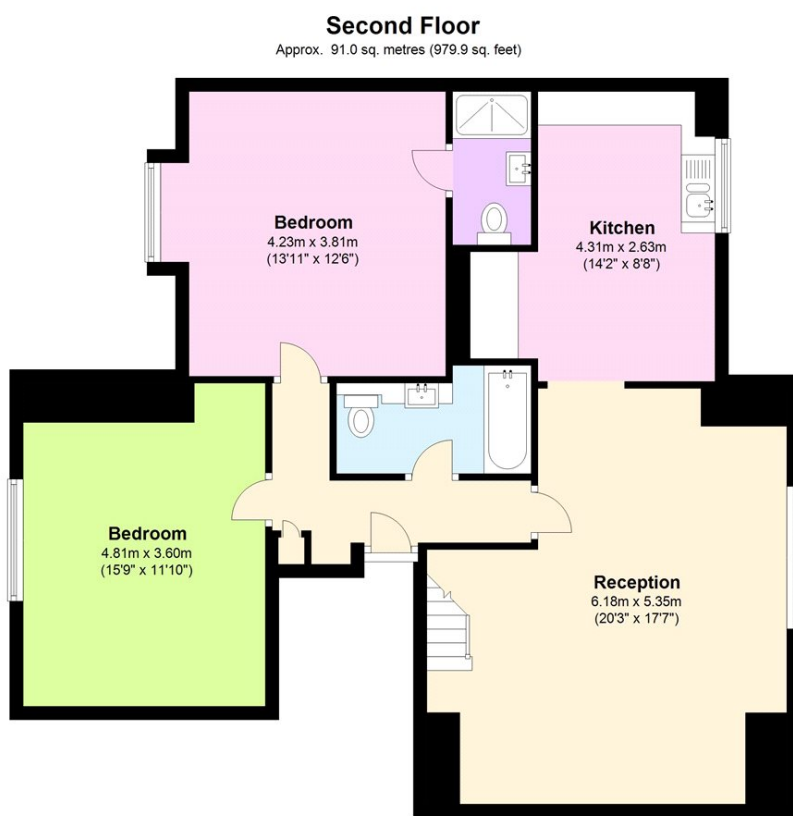
Glenluce Road is a popular road within the Westcombe Park area in Blackheath. The property is within 750 metres from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 1.04 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.75 miles to the west you will find the historic Greenwich town centre. Finally, 200 metres to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 500 metres away, (regular trains into Central London in 15 minutes, with the DLR within easy reach from Greenwich). A short walk away are sought after primary schools including Sherington, Invicta and Halstow. There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.

AT A GLANCE

- large apartment
- period conversion
- two double bedrooms
- two bathrooms
- mezzanine level
- off street parking
- chain free
- close to Greenwich Park
- close to station







Total area: approx. 119.2 sq. metres (1283.1 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	61
(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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