



TRISTAN SQUARE, BLACKHEATH, LONDON, SE3 9UB
£895,000 FREEHOLD

LOCATED IN THIS SOUGHT AFTER CUL-DE-SAC JUST 325 METRES FROM BLACKHEATH VILLAGE, IS THIS LARGE, MUCH IMPROVED, AND VERSATILE, THREE DOUBLE BEDROOM, TWO BATHROOM, MODERN "GOUGH COOPER" TOWNHOUSE WITH OFF STREET PARKING AND SOUTH FACING BALCONY AND GARDEN.

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DESCRIPTION:

Arranged over three floors the accommodation briefly comprises; a superb and large L-shape modern kitchen diner with breakfast bar, full width glazed doors to the south facing garden and a downstairs shower room. Upstairs to the first floor is a bright and airy living room with full width glazed doors to a balcony overlooking the garden, a double bedroom and a natural study area. Finally, the top floor provides a large master bedroom with built in wardrobes, a third double bedroom and an attractive modern bathroom. There is off street parking to the front drive for two cars.

This is a spacious and modern home and is sold chain free. Your immediate viewing is highly recommended. Virtual tours can be seen at Winkworth.co.uk

Tristan Square is a popular cul-de-sac just 325 metres from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is a 10 minute walk and the fabulous Royal Greenwich Park is just 0.7 miles with Greenwich town centre beyond. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, 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 local shops and amenities including Sainsbury's and Marks and Spencer's food, within a very short walk.

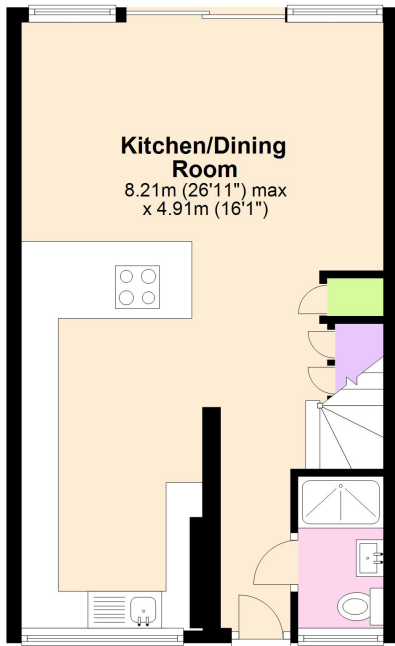
Close by are the Ofsted "Outstanding" John Ball and St Margarets Primary Schools as well as several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles).





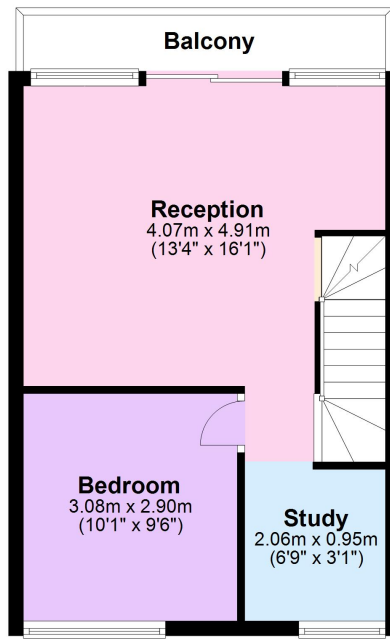
Ground Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



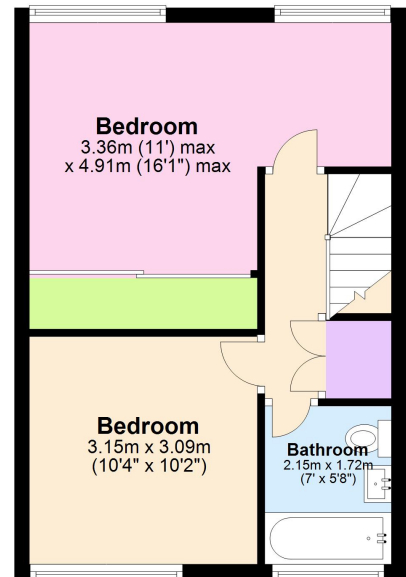
First Floor

Approx. 35.6 sq. metres (383.0 sq. feet)



Second Floor

Approx. 36.2 sq. metres (389.8 sq. feet)



Total area: approx. 112.1 sq. metres (1206.6 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.

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