



LEE PARK, BLACKHEATH, LONDON, SE3 9HE
GUIDE PRICE £725,000 LEASEHOLD

SPANNING 1,100 SQ.FT FOUND ON THE COVETED HALL FLOOR (RAISED GROUND) OF THIS IMPRESSIVE DETACHED PERIOD HOME, IS THIS SUPERB TWO DOUBLE BEDROOM APARTMENT LOCATED JUST MOMENTS FROM BLACKHEATH VILLAGE AND STATION.

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DESCRIPTION:

The property is in very good decorative order with features including; very high ceilings, large sash windows with shutters, wood flooring, ornate cornicing, feature fireplaces and gas fired central heating.

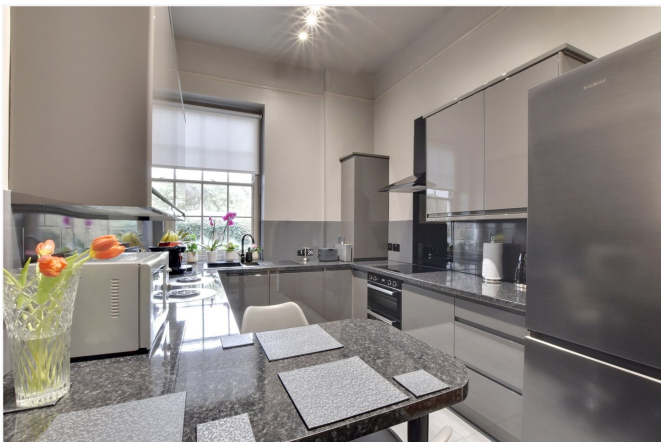
With a private entrance, the accommodation comprises; a large entrance hall with built in storage, a huge (20'8 x 15'10) reception room and a separate and newly fitted modern kitchen with integrated appliances and breakfast bar. There is a very large 16'3 x 12'5 master bedroom, a 12'9 x 9'3 second double bedroom, an attractive modern bathroom with separate bath and shower and a separate WC. Additional benefits include direct access to a large communal garden and there is ample off street parking for multiple cars.

This is an impressive home and viewing is a must. Video tour can be seen at Winkworth.co.uk.

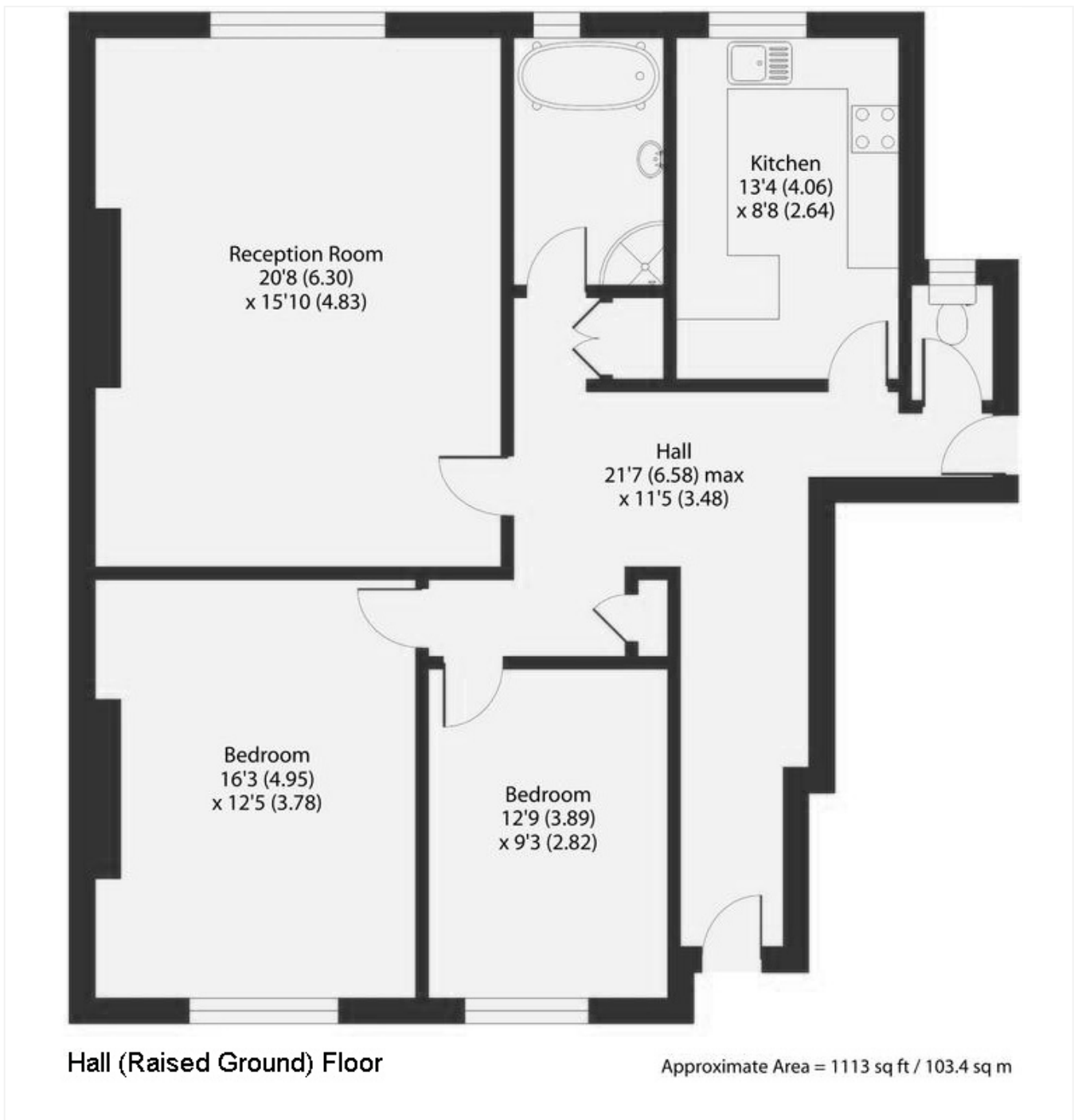
The property sits on the leafy Lee Park, SE3 and a few minutes' walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is a 10 minute walk and the fabulous Royal Greenwich Park is just 0.8 miles with Greenwich town centre beyond. Greenwich's covered market is one of London's best and attracts people from all over the capital. It offers wares from local artist-makers, fashion designers, foodies and antiques traders. Tuesdays, Thursdays and Fridays are dedicated to antiques, with Wednesdays, Saturdays and Sundays devoted to food, arts and crafts. 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, 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, are within a very short walk.

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, Colfes (1.4 miles) and Eltham College (2.4 miles).







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		82
(69-80)	C		
(55-68)	D	65	
(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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See things differently

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