



**DALE CLOSE, BLACKHEATH, LONDON, SE3 9BB**  
**£730,000 FREEHOLD**

**SET IN THIS DELIGHTFUL MEWS MADE UP OF ONLY 8 HOUSES JUST OF FOXES DALE AND WITHIN THE PRESTIGIOUS CATOR ESTATE, IS THIS EXTENDED AND HIGHLY SOUGHT AFTER THREE-BEDROOM SPAN HOUSE IN NEED OF MODERNISATION AND SOLD CHAIN FREE.**

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## DESCRIPTION:

The accommodation comprises an entrance porch, dual aspect open plan L-shaped reception room with steps down at the rear into the extension and a separate kitchen. Upstairs with a vaulted ceiling and skylight landing is a large master bedroom with built in wardrobes, two further bedrooms and a bathroom again with vaulted ceiling. To the rear is a 23ft garden with rear access and there is off street parking to the front.

The property needs modernisation and offers plenty of scope to enhance although does still boast some of the original features.

Eric Lyons's Span houses are all about space and light, and blurring the edges between the outside and indoor. This is a wonderful home with excellent potential and your immediate viewing is essential. There is no chain.

Dale Close is a small mews of just 8 houses on Foxes Dale. Foxes Dale falls within the prestigious private Cator Estate and located just 0.3 miles from Blackheath Village with its array of bars, restaurants, boutique shops, farmers market and mainline station. The fabulous Royal Greenwich Park is just 0.65 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from 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. As well as good local primary and secondary state schools, there 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).

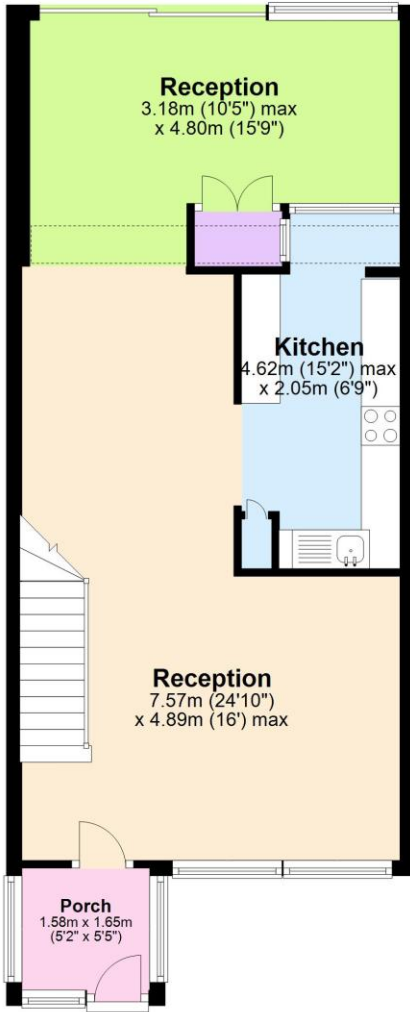
There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, London Overground, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by.





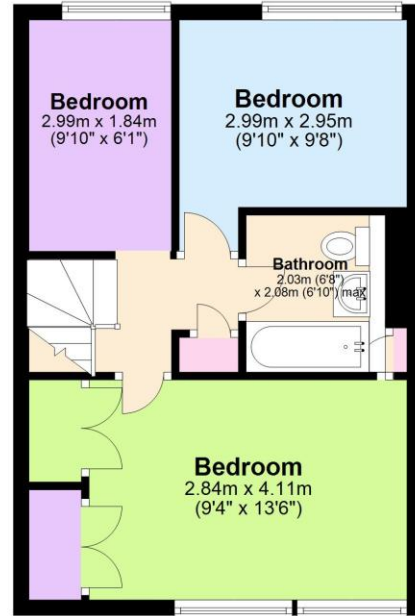
### Ground Floor

Approx. 55.8 sq. metres (600.5 sq. feet)



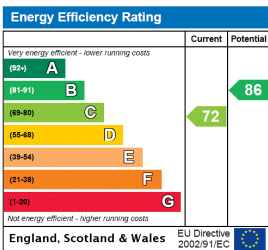
### First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 92.4 sq. metres (994.7 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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