



**PAYNELL COURT, LAWN TERRACE, BLACKHEATH, SE3 9LN**  
**£475,000 LEASEHOLD**

**SITUATED IN THIS FANTASTIC LOCATION JUST 300 YARDS FROM BLACKHEATH VILLAGE AND STATION, IS THIS SPACIOUS THREE BEDROOM SPLIT LEVEL MAISONETTE WITH A SOUTH FACING BALCONY.**

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

**Winkworth**

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## DESCRIPTION:

The accommodation comprises a large 17'11 x 13'7 living room with a south facing balcony, and a separate and good sized modern kitchen. Upstairs are three bedrooms including a large 13'7 x 10'11 master bedroom and a lovely modern family bathroom. The property is in very good decorative order with gas fired central heating, wood flooring and double glazed windows.

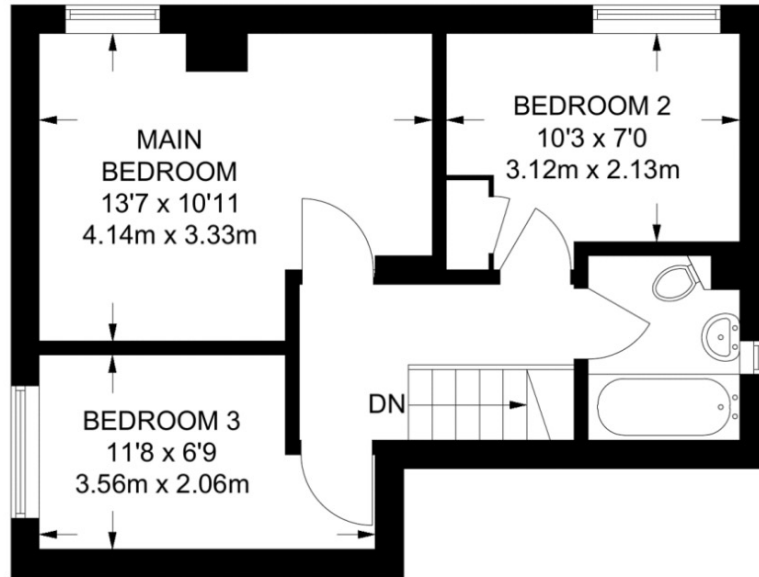
This is a lovely and spacious home and your earliest viewing is essential. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Lawn Terrace is a very desirable location in the heart of Blackheath Village, with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 0.7 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.

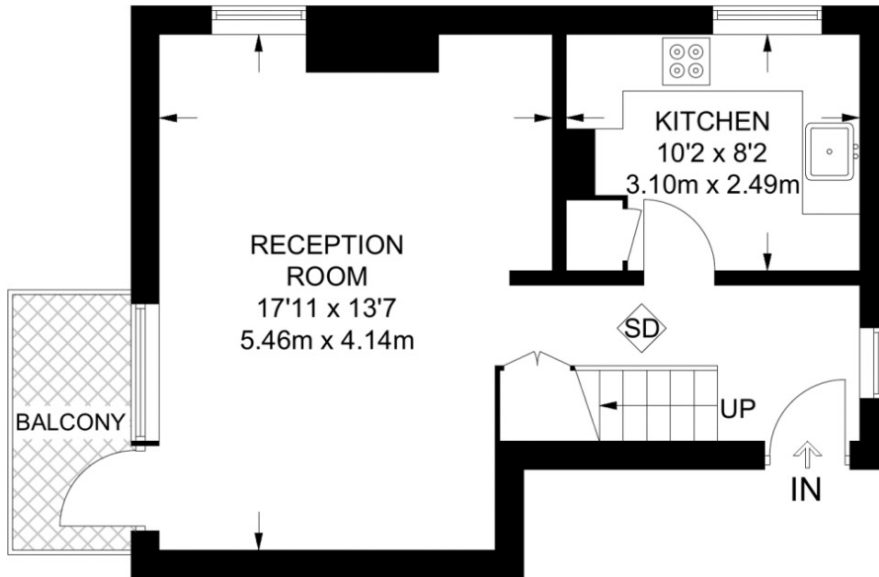








**FIRST FLOOR**  
**386 SQ FT / 35.9 SQ M**



**GROUND FLOOR**  
**392 SQ FT / 36.4 SQ M**

**APPROXIMATE FLOOR AREA = 778 SQ FT / 72.3 SQ M**

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.

