



**BUSH HOUSE, BERBER PARADE, SHOOTERS HILL, SE18 4GB
GUIDE PRICE £300,000-£325,000 LEASEHOLD**

A LARGER THAN USUAL TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITH A PRIVATE TERRACE SET WITHIN THIS POPULAR MODERN DEVELOPMENT CLOSE TO HORNFAIR PARK AND WOOLWICH COMMON.

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See things differently



DESCRIPTION:

The property is in good decorative order with gas fired central heating, double glazed windows and wood flooring. The accommodation comprises a fantastic open plan kitchen living area with modern kitchen and access onto a good size curved terrace looking onto Woolwich Common. There is a large 14'11 x 10'10 master bedroom with ensuite shower room, a 16'2 x 8'8 second double bedroom and second bathroom.

This is a lovely apartment and your immediate viewing is essential. There is no chain.

Bush House is located on Berber Parade, situated in between Hornfair Park and Woolwich Common. It is a 12mins bus ride to Woolwich DLR and newly opened Elizabeth Line (Crossrail) with direct short journeys to Canary Wharf (7 min), Liverpool Street (14 min) and West End (Bond Street 21 min). Heathrow is 48 min away. The house is also a 15min bus ride to Blackheath, Kidbrooke or Eltham train stations.

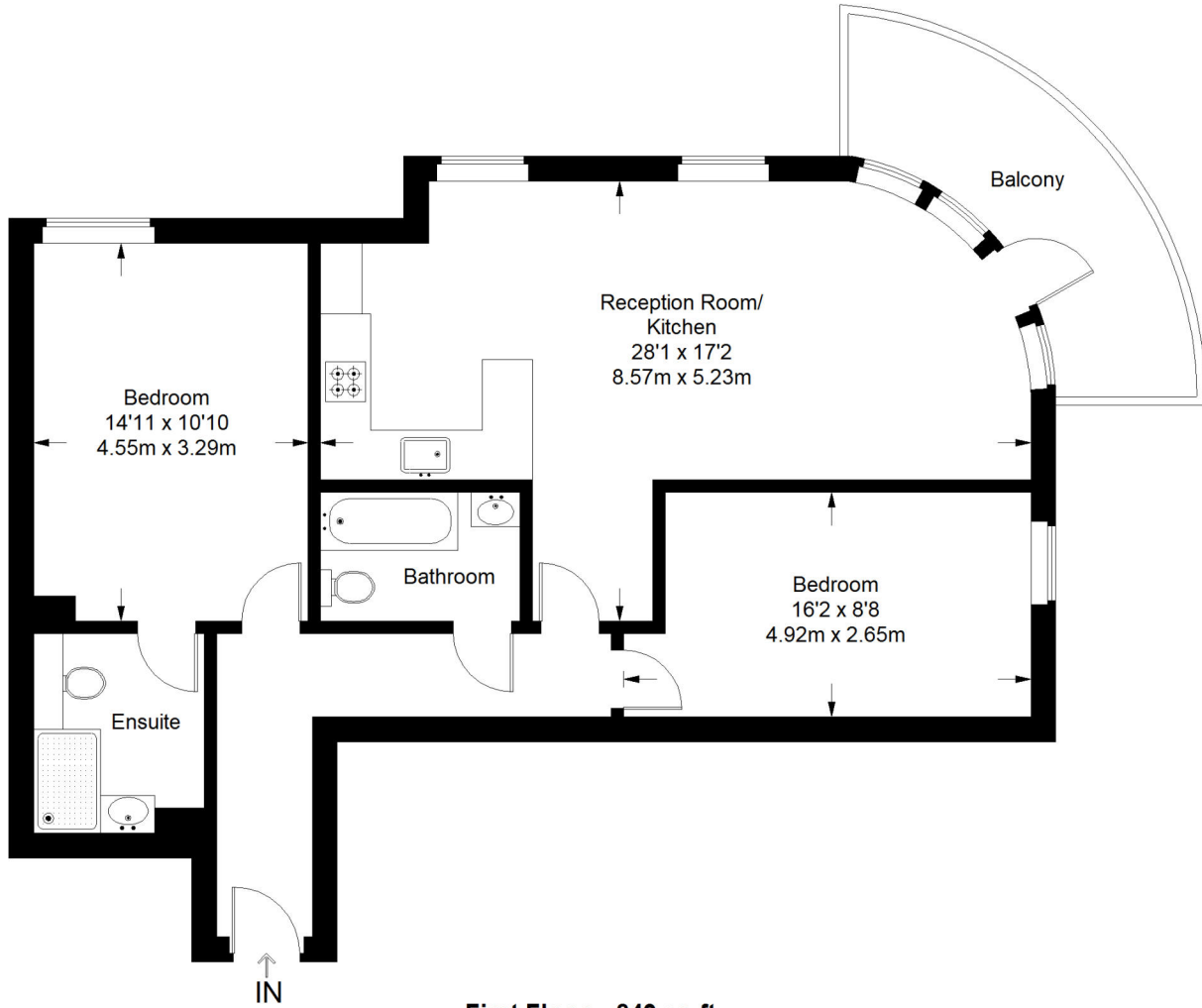
There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, gym, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park, Blackheath Common and Greenwich Park. Blackheath Village with its array of boutiques, shops and restaurants is 1.2 miles away.

The property is within walking distance of an Ofsted Outstanding primary school (Cherry Orchard) and many other 'good' primaries are located in the area. The Ofsted "Outstanding" Leigh Academy Blackheath, a secondary school, is within walking distance on Old Dover Road. The house is also in catchment for the Outstanding Harris Academy (3.3miles) Greenwich and Eltham Hill girls school (3.2miles) as well as some of the grammar schools.





Bush House



First Floor = 849 sq ft

Approximate Gross Internal Area
 FIRST FLOOR = 849 sq ft / 78.87 sq m
 Total = 849 sq ft / 78.87 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

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	80	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

