



THE HALL, FOXES DALE, BLACKHEATH, LONDON, SE3 9BE
GUIDE PRICE £700,000-£750,000 SHARE OF FREEHOLD

A HUGE THREE DOUBLE BEDROOM APARTMENT WITH A DOUBLE RECEPTION ROOM FOUND ON THE FIRST (TOP) FLOOR, AND IN A PRIVILEGED POSITION, WITHIN THIS SOUGHT AFTER SPAN DEVELOPMENT ON THE PRESTIGIOUS CATOR ESTATE.

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DESCRIPTION:

The accommodation, which spans approximately 1,000 sq.ft, briefly comprises; an entrance hall leading to a bright and airy 25'10 x 16'6 double reception room with south facing aspect, a superb outlook over the communal gardens and herringbone wood flooring, and a separate modern kitchen. There are three bedrooms including a large master with a lovely green outlook and a bathroom. The property also has the benefit of a shared external storage room and is sold with a share of the freehold. Having been sympathetically refurbished in recent years the property is in very good decorative order.

This is a wonderful apartment, and your immediate viewing is essential.

The Hall is a highly sought-after Span built development designed by Eric Lyons and set on Foxes Dale. Foxes Dale is part of the prestigious Cator Estate, the house is just ½ mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 1.05 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with 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.

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.

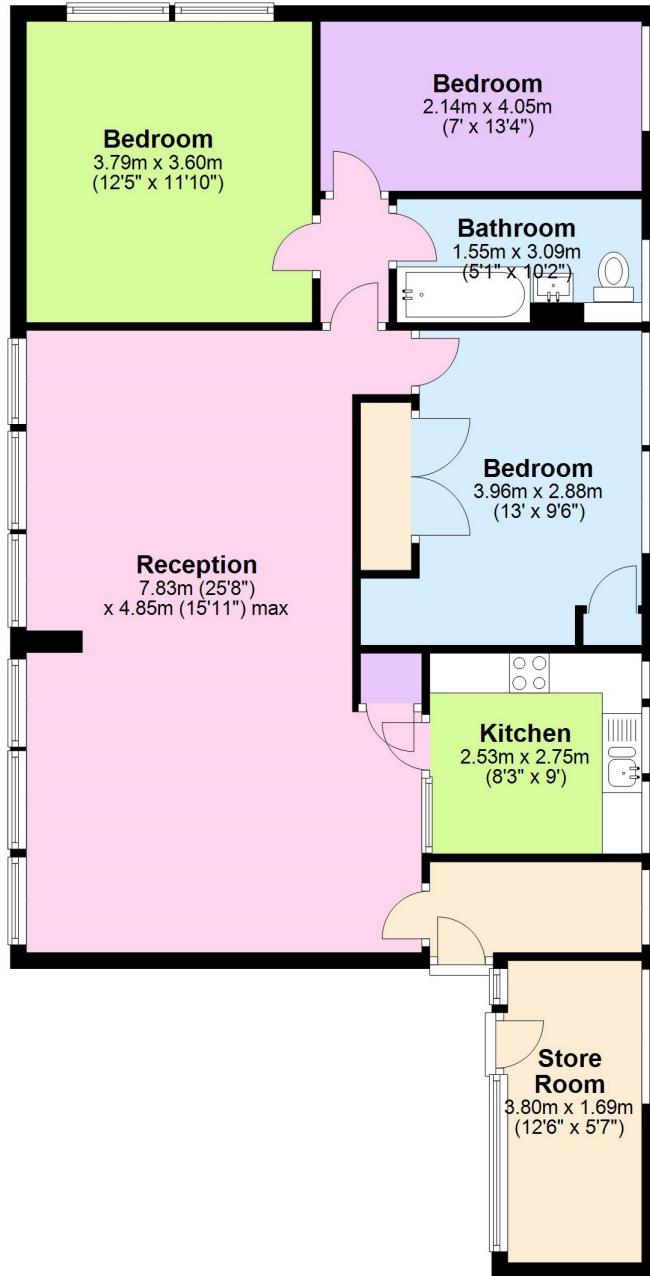
The popular Brooklands, (0.34 miles) and John Ball Primary Schools, (0.49 miles) are both close by as are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.1 miles) and Eltham College (2.2miles).





First Floor

Approx. 98.0 sq. metres (1055.2 sq. feet)



Total area: approx. 98.0 sq. metres (1055.2 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	46
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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