



BEACONSFIELD ROAD, BLACKHEATH, SE3 7LN
£550,000 LEASEHOLD

FOUND ON THE FIRST FLOOR OF THIS SEMI-DETACHED PERIOD HOUSE LOCATED VERY CLOSE TO WESTCOMBE PARK STATION AND CLOSE TO GREENWICH PARK, IS THIS VERY LARGE TWO DOUBLE BEDROOM APARTMENT WITH COMMUNAL FRONT AND REAR GARDENS AND SOLD CHAIN FREE.

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See things differently



DESCRIPTION:

The accommodation comprises; private entrance on the ground floor into an entrance hall and stairs up to a spacious landing. There is a large 15'2 x 14'6 reception room and a good size separate modern kitchen. The master bedroom is a very generous 14'8 x 12'5 with built in wardrobes, a second double bedroom and a modern bathroom with separate shower and bath. The property further benefits from a large rear communal garden (shared with only one other) and a communal front garden.

This is a fantastic apartment and is sold chain free.

Beaconsfield Road is a very popular road within the Westcombe Park area in Blackheath. Westcombe Park Station is just 200 metres away, (regular trains into Central London in 17 minutes, with the DLR within easy reach from Greenwich).

The property is within 850 metres from both the heath and Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south 1.1 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.6 miles to the west you will find the historic Greenwich town centre. Finally, 0.45 miles to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall.

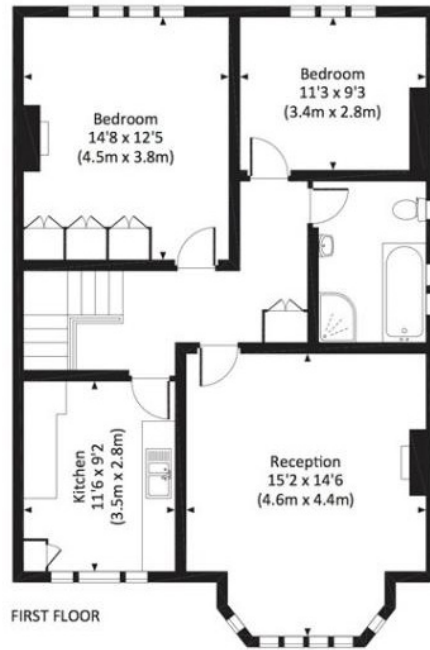
A short walk away are sought after primary schools including Sherington, Invicta and Halstow. There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.



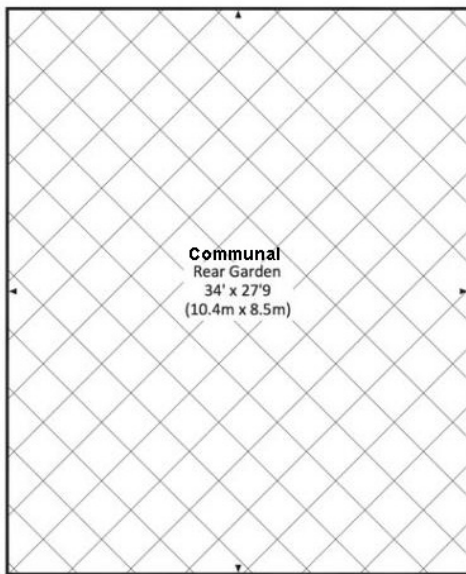


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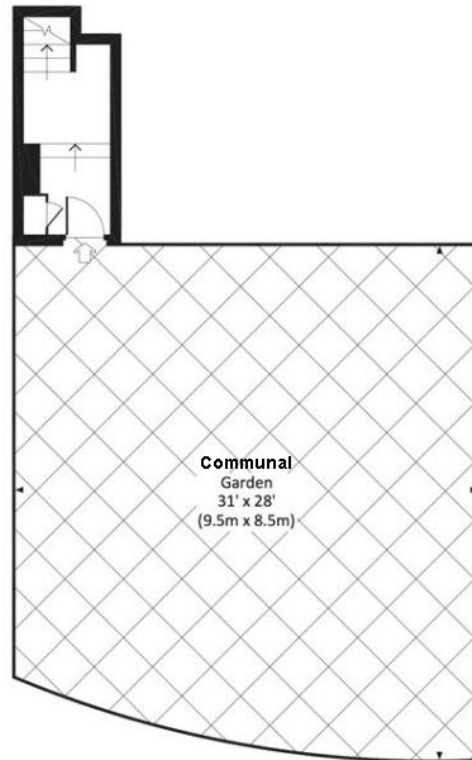
Approx. gross internal area
915 Sq Ft. / 85.0 Sq M.



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	75
England, Scotland & Wales		EU Directive 2002/91/EC	

