



WESTCOMBE HILL, BLACKHEATH, SE3 7DT
GUIDE PRICE £600,000-£625,000 LEASEHOLD

A HUGE AND VERSATILE THREE DOUBLE BEDROOM PERIOD CONVERSION SPANNING THE UPPER TWO FLOORS OF THIS IMPRESSIVE THREE STOREY VICTORIAN HOME. THE PROPERTY HAS DIRECT ACCESS TO A PRIVATE SECTION OF GARDEN AND IS JUST MOMENTS FROM WESTCOMBE PARK STATION.

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See things differently



DESCRIPTION:

With an entrance on the ground floor, the accommodation comprises; a very large 16'4 x 14'2 reception room with bay window, a large modern kitchen diner, modern bathroom and an 11'4 x 10'9 double bedroom/second reception room on the first floor. Upstairs is a huge 16'6 x 14'2 master bedroom, again with bay window, and a third 11'6 x 10'7 double bedroom with period fireplace. The property also benefits from direct access, via steps from the kitchen diner, to a west facing private section of garden with artificial lawn, patio, shed and rear access. The property is in good decorative order with double glazed windows, high ceilings, wood flooring and gas fired central heating.

This is a great apartment and is sold chain free. Your immediate viewing is essential.

An outstanding location to take advantage of local amenities in almost all directions. Walking south west, just 1.14 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. 1.05 miles to the west you will find the historic Greenwich town centre, University of Greenwich, National Maritime Museum and Royal Greenwich Park. 800 metres to the south is Blackheath Standard, with daily conveniences including M&S Food Hall as well as many shops and restaurants. North you will reach Woolwich Road where you will find Greenwich Square Library and Leisure Centre which has a swimming pool. There is also a range of Artisan coffee shops and bakeries as well as a Co-op, Sainsbury's and Tesco local. Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a few minutes' drive. Westcombe Park station with mainline and Thames Link services is just a 1 minute walk. With the DLR within easy reach from Greenwich along with the river boat and Jubilee Line at North Greenwich just 1.3 miles away. Ofsted outstanding Halstow and Invicta Primary Schools are both within 300 metres.





Westcombe Hill, SE3

Approximate Gross Internal Area
 Ground Floor = 2.1 sq m / 23 sq ft
 First Floor = 57.1 sq m / 615 sq ft
 Top Floor = 37.5 sq m / 404 sq ft
 Total = 96.7 sq m / 1042 sq ft



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		74	81
(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	

