



THE LANE, BLACKHEATH, LONDON, SE3 9SL
OVERS OVER £950,000 FREEHOLD

A LARGER THAN USUAL, THREE BEDROOM, TWO RECEPTION ROOM, END OF TERRACE T15 SPAN HOUSE WITH FRONT AND REAR GARDENS IN THIS PRESTIGIOUS CATOR ESTATE LOCATION CLOSE TO BLACKHEATH VILLAGE AND STATION AND SOLD CHAIN FREE.

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





DESCRIPTION:

Built in 1963 by architect Eric Lyons and developer Leslie Bilby, the accommodation comprises an entrance porch leading to a large dual aspect reception room, a separate kitchen and a study/second reception. There are inbuilt cupboards above and below the stairs. Upstairs is a large landing with skylight, three bedrooms, family bathroom and a separate WC. There is a lovely garden with patio, lawn, flower beds and side access. The property would benefit from modernisation.

Eric Lyons' Span developments are all about space and light, and blurring the edges between outside and indoor space. Lyons paid great attention to the surrounding landscape. There are a number of communal spaces throughout the Lane, where residents hold an annual party and where children can safely play in this quiet cul-de-sac. There are many Span houses in Blackheath, but the T15 is a rarer, more spacious model, with between 20% -25% more floor area than many other Span terraced houses in the area (such as the T10 and T2) and a wider garden. The T15 seldom comes up for sale.

This is a wonderful home and set within this highly sought after development, your immediate viewing is essential. Video tour can be seen at winkworth.co.uk

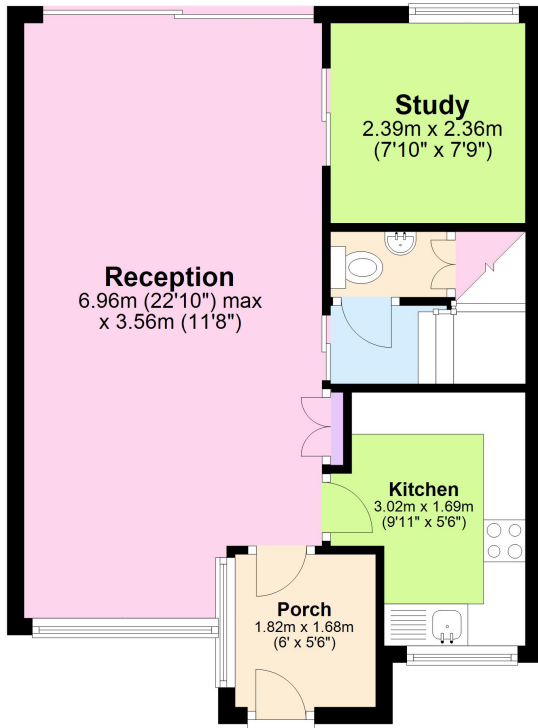
The Lane is a highly desirable location just off Blackheath Park, the flagship road of the private Cator Estate. The property is located just 0.47 miles from Blackheath Village with its array of bars, restaurants, boutique shops, farmers market and mainline station. The fabulous Royal Greenwich Park is just 0.75 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. As well as good local primary and secondary state schools, there 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 (1.4 miles) and Eltham College (2.4 miles). There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, London Overground, 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.





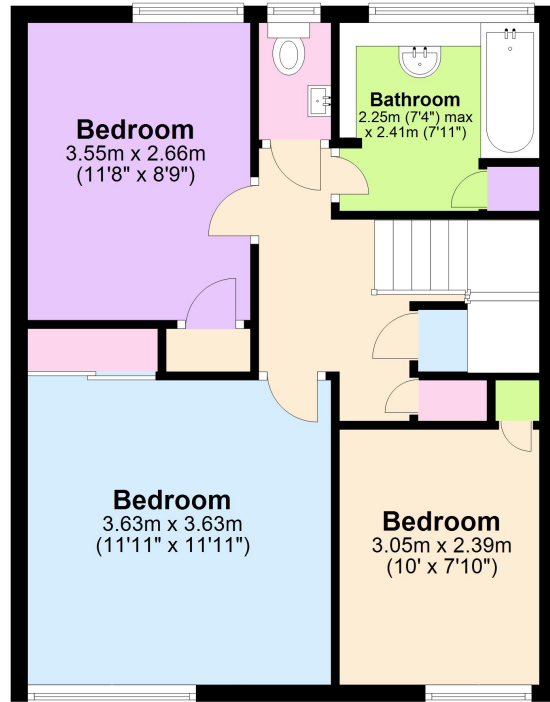
Ground Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



Total area: approx. 92.9 sq. metres (1000.4 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
Most energy efficient - lower running costs			
A	(92-100)		87
B	(81-91)		
C	(69-80)		
D	(55-68)	63	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.