



CLEANTHUS ROAD, SHOOTERS HILL, LONDON, SE18 3DD
GUIDE PRICE £525,000 FREEHOLD

NESTLED ON THE HIGHEST POINT WITHIN LONDON AND WITH SUPERB VIEWS, IS THIS SPACIOUS AND VERY WELL PRESENTED, THREE BEDROOM, TWO RECEPTION ROOM, END OF TERRACE MODERN HOME WITH A GOOD SIZE GARDEN AND GARAGE.

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





DESCRIPTION:

The accommodation briefly comprises; large entrance hall with storage/coat cupboards and a downstairs cloakroom (WC), good size living and dining rooms, and an attractive modern kitchen. Upstairs are three bedrooms including two large double bedrooms both with built in wardrobes, and a stylish family bathroom with separate shower and freestanding bath. There are great views from the rear bedrooms over the London skyline. To the rear is a beautiful garden with raised deck, lawn, flower beds, greenhouse and a tree house! The property further benefits from a garage en-bloc.

This is a wonderful home and your immediate viewing is a must. Video tour can be seen at Winkworth.co.uk.

The property is located on one of the highest points in London, which offers ample bus links into Greenwich, Blackheath Village and Woolwich, so you can take advantage of the outstanding train links, bars, cafés and shopping facilities. You are also surrounded by many green spaces including the historic Oxleas Woods, Eaglesfield Recreation Ground and Shooters Hill Golf Club & Lawn Tennis Club, Woodlands Farm is a short walk away and holds regular activities for families and nature enthusiasts. The iconic Serverdroog castle is only a short walk away so you can enjoy breathtaking views and enjoy the popular tea rooms. Falconwood rail station, with trains to Cannon St, Charing Cross and Victoria, is reached by a pleasant walk through Oxleas Woods. The newly opened Elizabeth Line (Crossrail) is a 15 minute bus ride away in Woolwich - then Tottenham Court Rd is about 20 mins - with 12 trains an hour at peak times. Woolwich has DLR, rail and Thames Clipper services. Blackheath station is also within easy reach with a frequent bus service stopping just around the corner (3 mins walk from the door). From previous experience we know it's possible to check-in at London City Airport within 35 mins of leaving the house using only the bus and DLR. Bus links to all stations are all very frequent (buses 89/486/244).

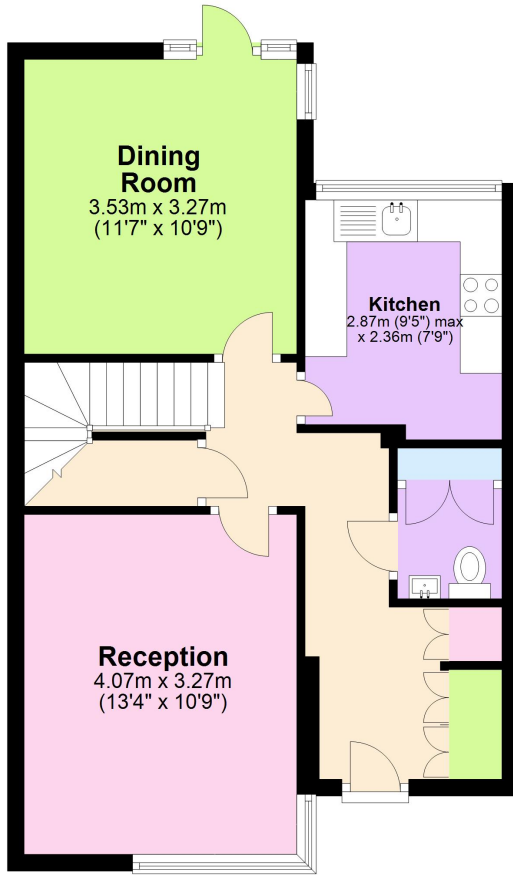
There are several very good local primary schools including Christ Church (which is Ofsted outstanding) within walking distance, very good secondary schools in Greenwich borough and grammar schools in Bexley borough.





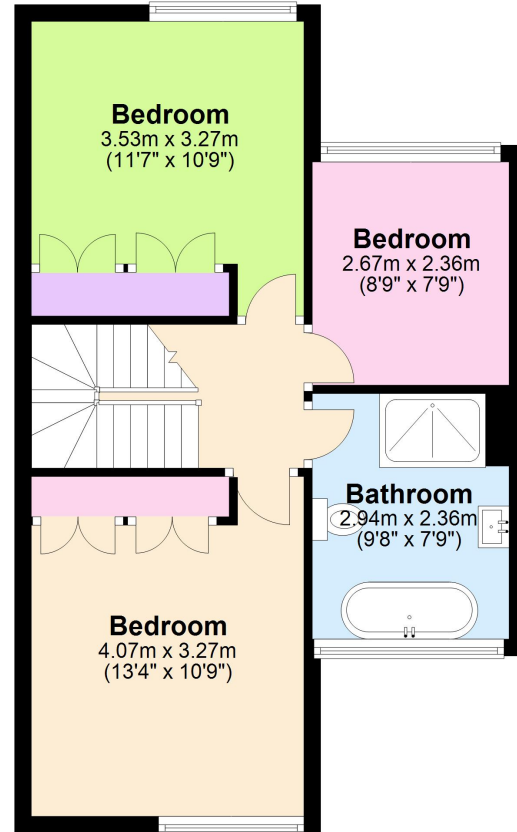
Ground Floor

Approx. 47.7 sq. metres (513.9 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)



Total area: approx. 92.9 sq. metres (1000.2 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	
	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	85
C (69-80)	70
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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See things differently

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