



**VANBRUGH TERRACE, BLACKHEATH, LONDON, SE3 7AP**  
**£795,000 SHARE OF FREEHOLD**

**A HUGE AND RARELY AVAILABLE THREE BEDROOM, TWO BATHROOM, PERIOD CONVERSION SPOONING IN EXCESS OF 1,300SQ.FT (120SQ.M) AND OCCUPYING THE ENTIRE LOWER GROUND OF THIS IMPRESSIVE FOUR STOREY HEATH FRONTING HOUSE CLOSE TO BLACKHEATH VILLAGE AND GREENWICH PARK.**

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## DESCRIPTION:

With a private entrance to the side, the accommodation comprises; a very large entrance hall with storage cupboard, a superb reception room (18'4 x 17'0) with bay window and a large kitchen leading to a utility area. The master bedroom measures a huge 17'5 x 14'11 with built in wardrobes and ensuite bathroom. There is a second large 17'5 x 10'1 double bedroom which is currently used as a dining room, a third bedroom and second bathroom. The property would benefit from modernisation and has scope to enhance. To the rear is a fantastic and very large mature communal garden and off street parking to the front.

The property has the added benefit of being sold with a share in the freehold and sold chain free. Viewing is highly recommended.

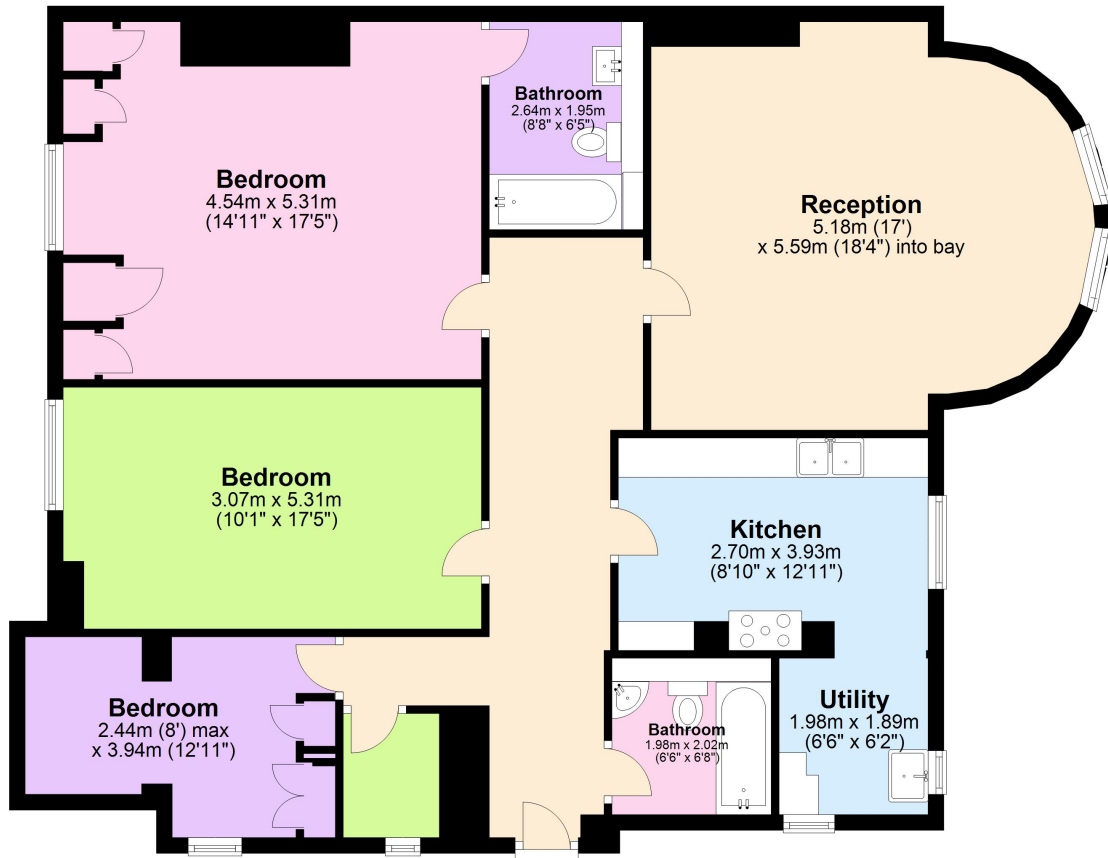
Vanbrugh Terrace is a highly prestigious location facing the Heath. The fabulous Royal Greenwich Park is minutes away with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval hospital, the Royal Observatory, the National Maritime 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. Blackheath Village with its array of restaurants, bars and boutique shops is a short walk across the Heath. The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich (1.7 miles) - just one of the reasons why it's increasingly popular with professionals and commuters. Close by are several sought after schools including Blackheath Prep, Blackheath High and Pointers.





## Ground Floor

Approx. 123.2 sq. metres (1326.2 sq. feet)



Total area: approx. 123.2 sq. metres (1326.2 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.

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