



LEE ROAD, BLACKHEATH, LONDON, SE3 9EN
GUIDE PRICE £700,000-£745,000 FREEHOLD

LOCATED ON THE EDGE OF THE CATOR ESTATE AND JUST 0.21 MILES FROM BLACKHEATH VILLAGE, IS THIS IMPRESSIVE AND EXTENDED, TWO DOUBLE BEDROOM END OF TERRACE SPAN HOUSE WITH A LANDSCAPED GARDEN.

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DESCRIPTION:

The accommodation comprises to the ground floor; an entrance porch, a bright and airy living room which is opened up to a stunning modern kitchen diner and into the extension. The kitchen boasts feature island with breakfast bar, glass splashback, integrated appliances, and water softener. There are bi-folding doors to a good size landscaped garden with rear access. Upstairs, with a vaulted landing, are two double bedrooms and a very attractive modern bathroom. The property is in excellent decorative order with solid wood flooring, double glazed windows and gas fired central heating. The property further benefits from a lovely communal garden to the front.

Eric Lyons's Span house are all about space and light, and blurring the edges between the outside and indoor. This is a beautiful home and your immediate viewing is essential. Virtual tours can be seen at Winkworth.co.uk

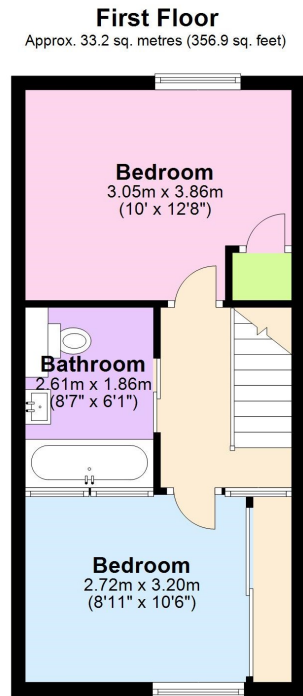
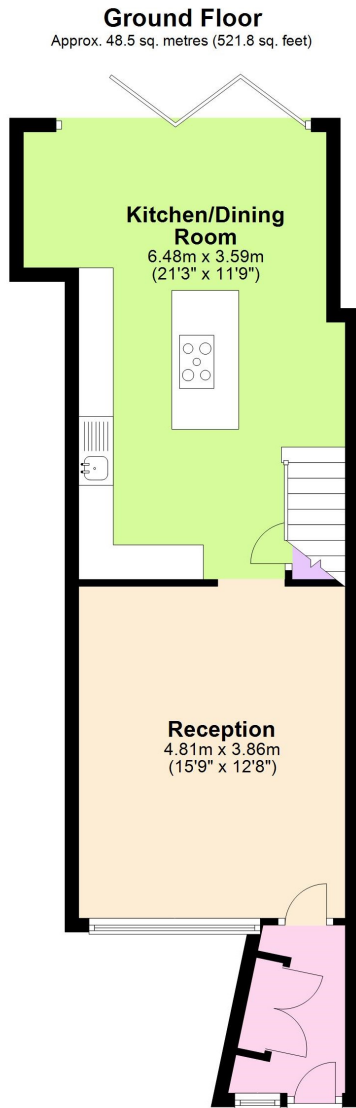
One of just nine houses, in a small mews, the property is in a sought after location on the edge of the prestigious Cator Estate and just 0.21 miles from Blackheath Village with its array of bars, restaurants, boutique shops and mainline station. The fabulous Royal Greenwich Park is just 0.8 miles with 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 and attracts people from all over the capital. Surrounding the market, you'll find characterful boutiques and independent shops offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses.

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.

As well as outstanding local primary 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).







Total area: approx. 81.6 sq. metres (878.8 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
Very energy efficient - lower running costs	A		
(85-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs	G		
England, Scotland & Wales		EU Directive 2002/91/EC	

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