



LAWNSIDE, BLACKHEATH, SE3 9HR  
**GUIDE PRICE £450,000-£475,000 LEASEHOLD**

**A VERY SPACIOUS AND BEAUTIFULLY PRESENTED, TWO BEDROOM SPLIT LEVEL MAISONETTE WITH A PRIVATE BALCONY FOUND IN THIS LEAFY CUL-DE-SAC JUST A FEW MINUTES WALK INTO BLACKHEATH VILLAGE.**

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## DESCRIPTION:

Arranged over three floors, the accommodation comprises; entrance hall leading up to a very large 15'10 x 11'4 reception room and a semi-open plan kitchen diner with a modern kitchen and integrated appliances. Finally, the top floor provides a large 11'10 x 11'6 master bedroom with built in wardrobes, a second bedroom with a private southeast facing balcony and an attractive modern bathroom. The property is in excellent decorative order with wood flooring, gas fired central heating and double-glazed windows.

This is a wonderful home and viewing is highly recommended. Video tours can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

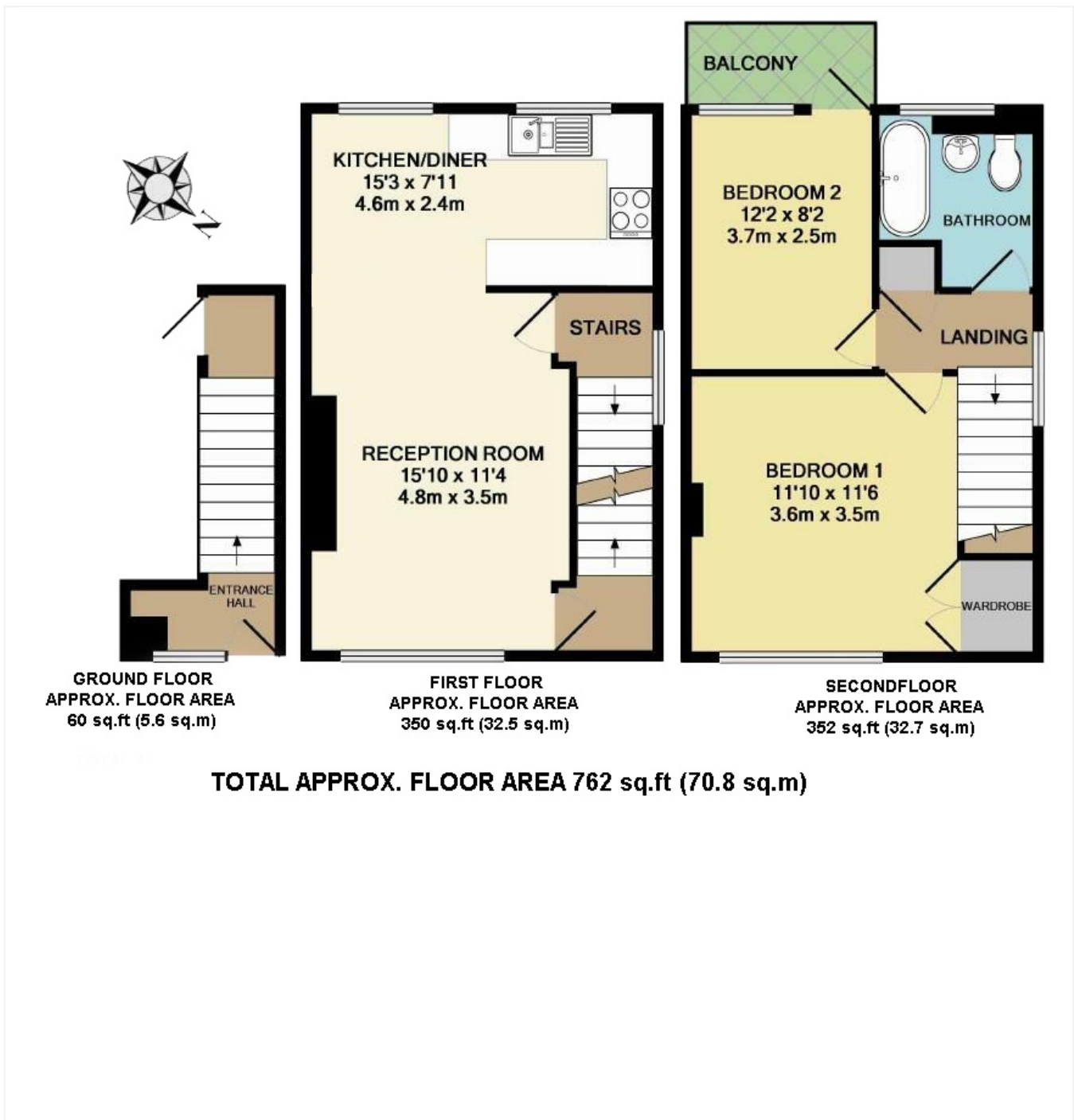
The property sits just off the leafy Lee Park, SE3 and a few minutes' walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is a 12 minute walk and the fabulous Royal Greenwich Park is just 1 mile with Greenwich town centre beyond. Greenwich 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. Greenwich's covered market is one of London's best and attracts people from all over the capital.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, 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 are local shops and amenities including Sainsbury's and Marks and Spencer's food, within a very short walk.

Close by are the Ofsted "Outstanding" John Ball and St Margarets Primary Schools as 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).







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		
(92-101)	B		
(81-91)	C		
(69-80)	D	72	79
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales EU Directive 2002/91/EC

