



TALBOT PLACE, BLACKHEATH, LONDON, SE3 0TZ
£735,000 SHARE OF FREEHOLD

WITH EXCEPTIONAL HEATH FRONTING VIEWS AND OFFERED TO THE MARKET CHAIN FREE, IS THIS SUPERB TWO DOUBLE BEDROOM PERIOD CONVERSION WITH A COMMUNAL GARDEN AND LOCATED JUST A FEW MINUTES' WALK TO BOTH BLACKHEATH VILLAGE AND GREENWICH PARK.

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DESCRIPTION:

Found on the top floor, (second) of this impressive four storey semi-detached period house, the accommodation comprises: central entrance hall, a large 15'5 x 13'11 reception room with feature fireplace and a large luxury kitchen with stone worktops, breakfast bar and integrated appliances. There is a 13'10 x 11'3 master bedroom with built in mirrored wardrobes, a 15'5 x 9'2 second double bedroom, again with built in mirrored wardrobes, and a stylish modern bathroom. The reception room and second bedroom benefit from outstanding heath fronting views with Greenwich Park and the Canary Wharf skyline in the distance. Additional benefits include a well-kept communal garden, is sold chain free, and with a share in the freehold. The property is in very good decorative order with period features, sash windows, wood laminate flooring and gas fired central heating.

This is a beautiful apartment in an incredible location and your immediate viewing is a must. Video tour can be seen at Winkworth.co.uk

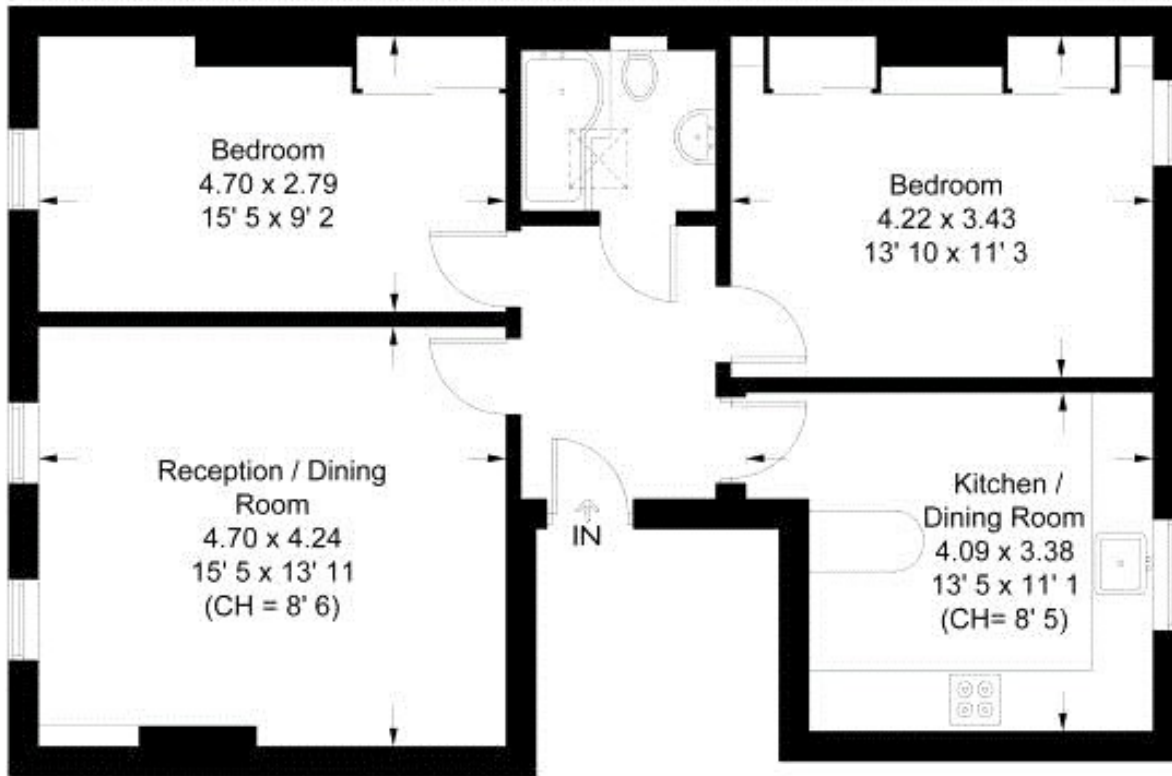
Talbot Close is arguably one of the most exclusive addresses in the area and very much a hidden gem! This prestigious cul-de-sac is located in the middle of, and directly overlooking, the open Heath and just a two minutes' walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just a few minutes' walk over the heath with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from roman remains and ancient burial grounds, to 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. It offers wares from local artist-makers, fashion designers, foodies and antiques traders. Tuesdays, Thursdays and Fridays are dedicated to antiques, with Wednesdays, Saturdays and Sundays devoted to food, arts and crafts. 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, 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.





Talbot Place

Approximate Gross Internal Area = 775 sq ft / 72 sq m



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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
Less energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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