



**TRISTAN SQUARE, BLACKHEATH, LONDON, SE3 9UB**  
**GUIDE PRICE £800,000-£850,000 FREEHOLD**

**A HUGELY VERSATILE MODERN TOWNHOUSE PROVIDING UP TO FIVE BEDROOMS WITH TWO BATHROOMS, A BALCONY, GARDEN AND OFF STREET PARKING FOR TWO CARS, LOCATED IN THIS SOUGHT AFTER CUL-DE-SAC JUST 325 METRES FROM BLACKHEATH VILLAGE.**

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## DESCRIPTION:

Arranged over three floors the accommodation briefly comprises; entrance hall with two double bedrooms/reception rooms and a modern shower room to the ground floor with plenty of built in storage and large storage cupboard. Upstairs to the first floor is a bright and airy 24'8 lounge diner with an open plan kitchen, wood flooring and full width glazed doors to a balcony overlooking the garden. Finally, the top floor provides three further bedrooms including a large master and a bathroom. There is off street parking to the front drive for two cars.

This is a spacious and modern home with scope to enhance and make your own. Your immediate viewing is highly recommended. There is no chain.

Tristan Square is a popular cul-de-sac just 325 metres from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is a 10 minute walk and the fabulous Royal Greenwich Park is just 0.7 miles with Greenwich town centre beyond.

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.



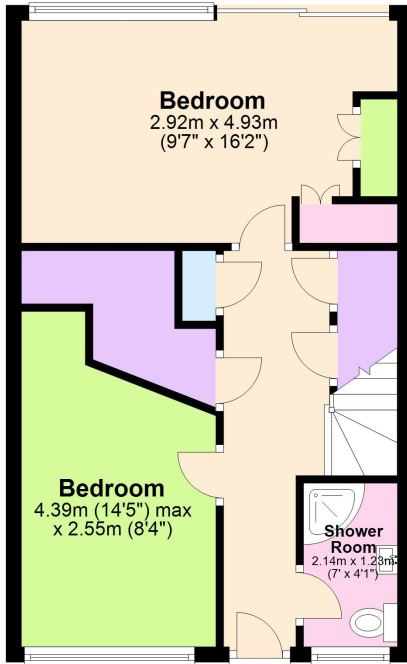






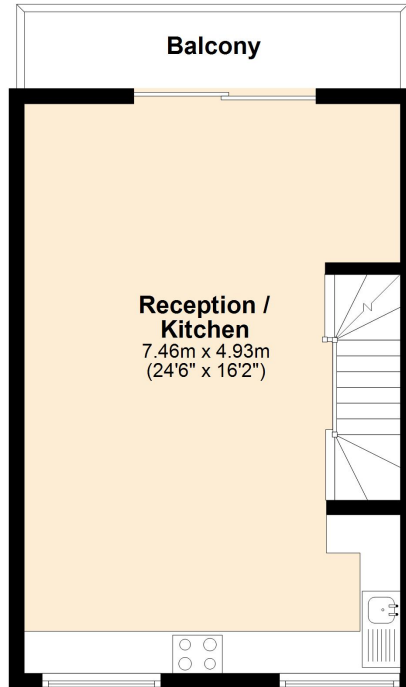
### Ground Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



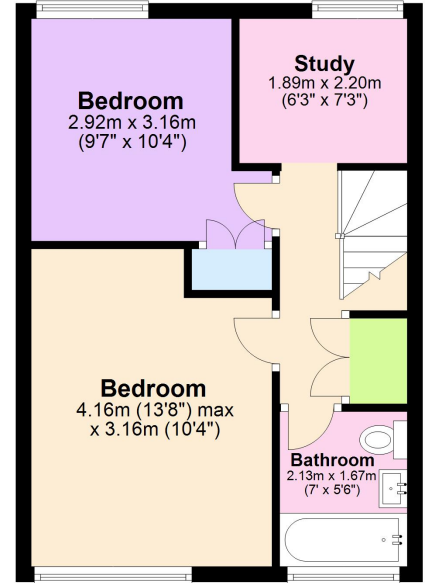
### First Floor

Approx. 36.8 sq. metres (396.0 sq. feet)



### Second Floor

Approx. 35.6 sq. metres (382.9 sq. feet)



Total area: approx. 112.8 sq. metres (1214.3 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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