



SHOOTERS HILL ROAD, BLACKHEATH, SE3 8RL
£360,000 LEASEHOLD

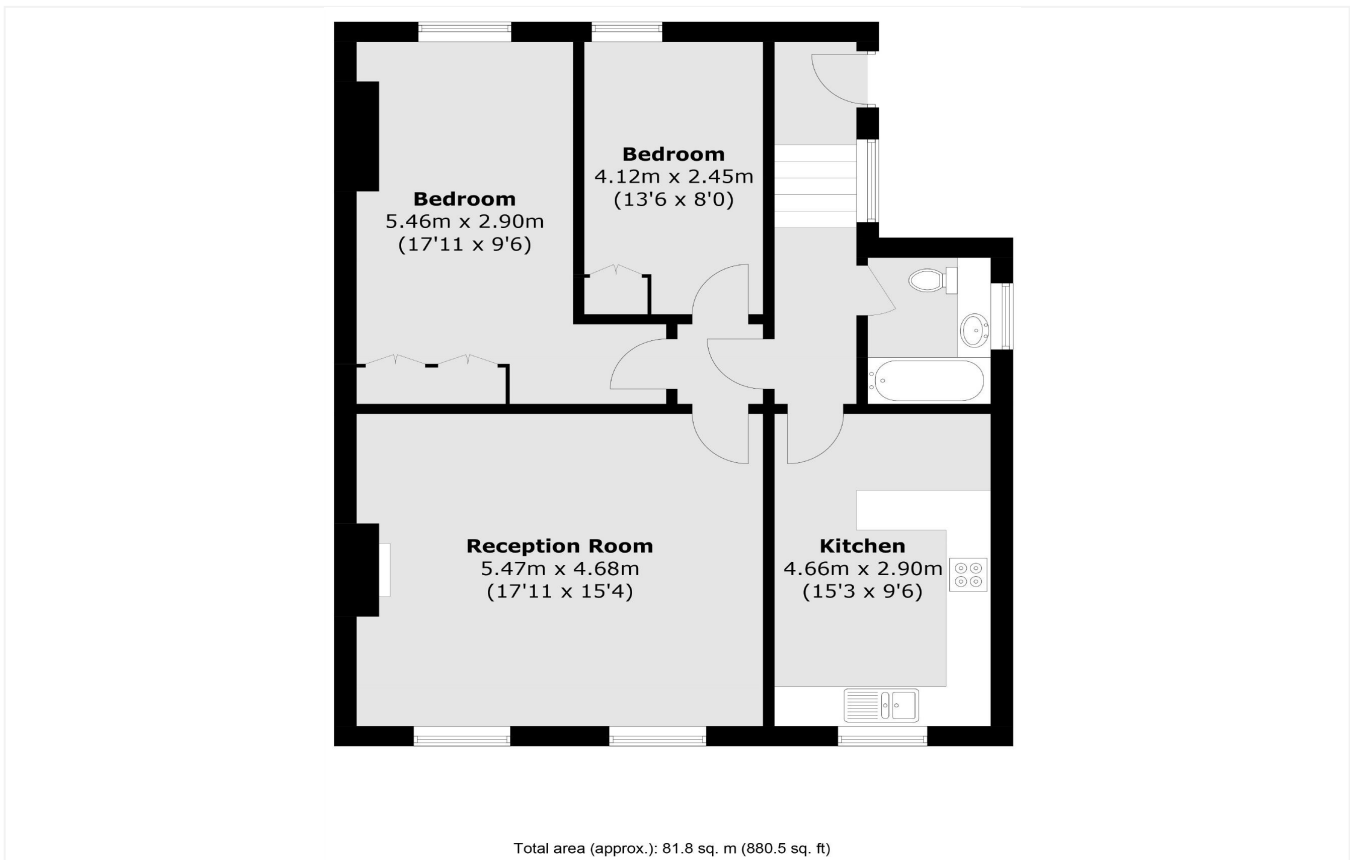
FOUND ON THE TOP (SECOND) FLOOR OF THIS IMPRESSIVE SEMI-DETACHED VICTORIAN HOUSE, IS THIS SPACIOUS TWO DOUBLE BEDROOM PERIOD CONVERSION WITH COMMUNAL GARDEN, OFF STREET PARKING AND IS SOLD CHAIN FREE.

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DESCRIPTION:

Spanning 880 sq.ft/81.8 sq.m, the accommodation comprises; a large 17'11 x 15'4 reception room, a separate 15'3 x 9'6 kitchen breakfast room, two double bedrooms (both with built in wardrobes) and a bathroom. To the rear is a large communal garden and there is off street parking to the front drive. This is a fantastic Victorian conversion and your immediate viewing is highly recommended. There is no chain.

The property is located just 0.6 miles from the Heath and 0.75 miles from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. 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 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. There are superb transport links with Blackheath Station giving access to London Bridge, Charing Cross, and Victoria amongst others. 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 - just one of the reasons why it's increasingly popular with professionals and commuters.



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	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	