



LEE ROAD, BLACKHEATH, LONDON, SE3 9DZ
£1,500,000 FREEHOLD

AN ABSOLUTELY STUNNING, MUCH IMPROVED AND EXTENDED, FOUR BEDROOM, THREE BATHROOM, COACH HOUSE WITH A SUPERB 80FT GARDEN AND OFF STREET PARKING. THE PROPERTY IS LOCATED JUST 0.4 MILES FROM BLACKHEATH VILLAGE AND IS SOLD CHAIN FREE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

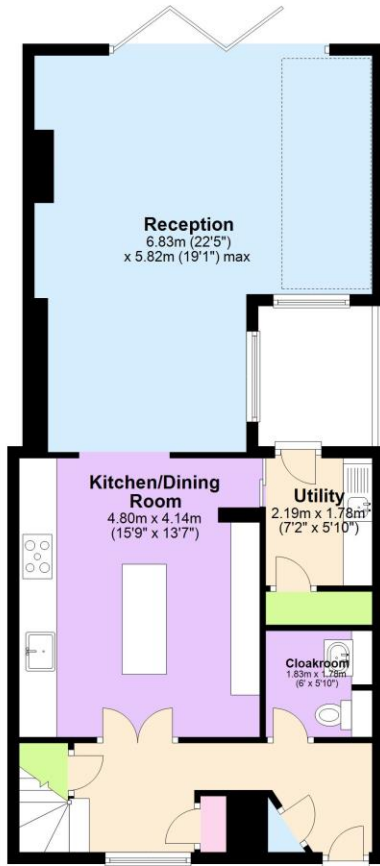
Having been extensively refurbished by the current vendors the property is immaculately presented and finished to a very high standard. The accommodation comprises; entrance hall with downstairs cloakroom (WC), a luxury modern kitchen with island and integrated appliances with good size separate utility/laundry room. There are steps down from the kitchen to a large reception room with feature courtyard and bi-folding doors to the garden. The first floor provides a fantastic master suite with dressing area, a large luxury ensuite and bedroom area. There is also a second bedroom and bathroom. Finally, the top floor has two further double bedrooms and a modern shower room. The landscaped rear garden extends to approx. 80ft with terrace, lawn and shed with off street parking to the front for two/three cars. This is an impressive home and has to be viewed. Video and virtual tours can be seen at winkworth.co.uk.

The property is in a sought after location within the Blackheath Park Conservation Area and just 0.4 miles from Blackheath Village with its array of bars, restaurants, boutique shops and mainline station. The fabulous Royal Greenwich Park is 1 mile away 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. 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).

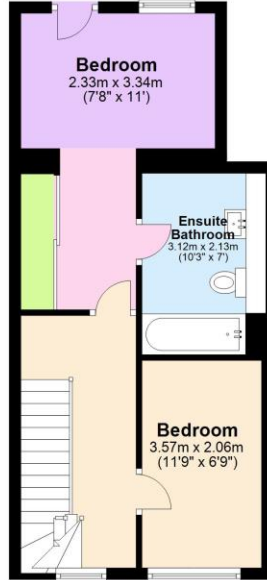




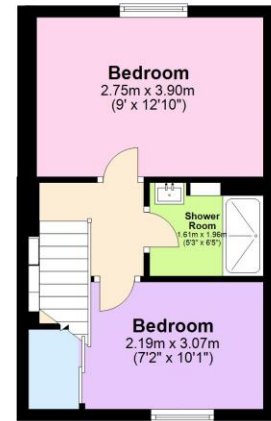
Ground Floor
Approx. 75.1 sq. metres (807.8 sq. feet)



First Floor
Approx. 36.9 sq. metres (396.7 sq. feet)



Second Floor
Approx. 26.8 sq. metres (289.0 sq. feet)



Total area: approx. 138.8 sq. metres (1493.5 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 (92) | |
| B (81-91) | |
| C (69-80) | |
| 69 | 80 |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| England, Scotland & Wales EU Directive 2002/91/EC | |

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk



winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including fumishings.