



BURNT ASH HILL, LEE, LONDON, SE12 0AQ  
GUIDE PRICE £600,000-£650,000 SHARE OF FREEHOLD

**A HUGE THREE DOUBLE BEDROOM GROUND FLOOR APARTMENT SPANNING OVER 1,900 SQ. FT AND WITH DIRECT ACCESS TO A LARGE PRIVATE GARDEN, SOLD CHAIN FREE.**

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

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### DESCRIPTION:

The property is in good condition throughout and spans the entire ground floor, briefly comprising of; two large bedrooms, the master measuring 21'7x16'2, the reception room also offers a huge (21'2x16) space and the apartment benefits from high ceilings throughout allowing light to flow in. Off the reception room is the dining room and beyond that is the kitchen. There is also the main family bathroom and conservatory which leads onto the private and secluded rear garden.

To the first floor is an additional study or third bedroom if required.

Additional benefits include; period features, large ceilings throughout, off street parking, sash windows and a huge, private rear garden. There is also a large basement, perfect for storage.

This is a fantastic apartment and your earliest viewing is a must. Video tours can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

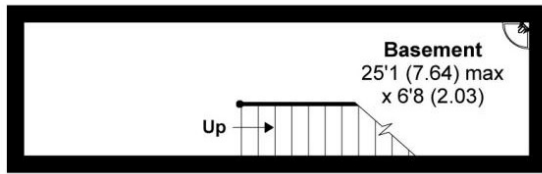
The property is located just 0.4miles from Lee Station and also convenient for Hither Green Station (0.8 miles) and Grove Park Station, (1mile). The popular open spaces of Manor House Gardens, Northbrook Park and Horn Fair Park are all close by as well as Historic Greenwich and Blackheath Village with its array of boutiques, bars and restaurants.

### AT A GLANCE

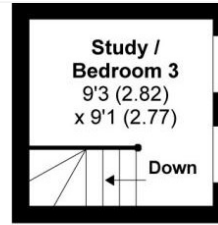
- three bedrooms
- private garden
- 1,900 sq ft.
- off street parking
- chain free
- ground floor
- close to Lee station



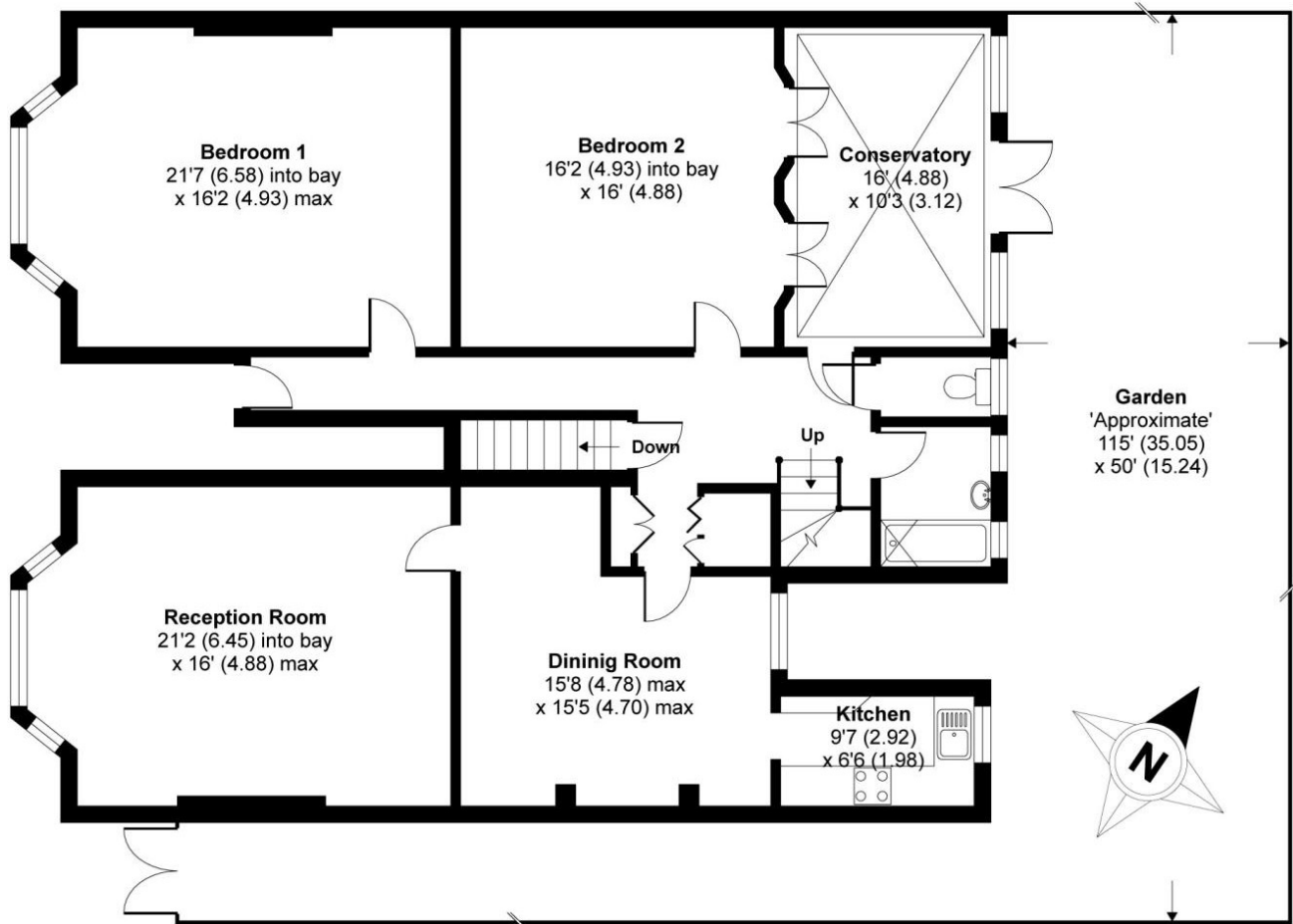




LOWER GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1896 SQ FT 176.1 SQ METRES (INCLUDES BASEMENT)

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			
(92+)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	54	
(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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