



LEE HIGH ROAD, LEE, SE12 8RU  
£325,000 SHARE OF FREEHOLD

A VERY LARGE ONE DOUBLE BEDROOM APARTMENT  
SPANNING 597 SQ.FT WITHIN THIS IMPRESSIVE  
VICTORIAN HOUSE IDEALLY POSITIONED JUST A SHORT  
WALK FROM BLACKHEATH VILLAGE AND STATION.

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**Winkworth**

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## DESCRIPTION:

Found on the second (top) floor, the accommodation comprises; entrance hall, a very large (15'9 x 15'6) reception room, separate modern kitchen, good size master bedroom with built in wardrobes and wood flooring and a modern bathroom. The property is in good decorative although still offers scope to enhance. Features include sash window and gas fired central heating. Further benefits include off-street parking, a share in the freehold, and no onward chain.

This is a wonderful apartment, and your immediate viewing is highly recommended. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk).

The property is located just 725 metres Blackheath Village which offers an array of boutique shops, farmers market, restaurants, bars and station. The heath is a 15 minute walk and the fabulous Royal Greenwich Park is just 0.9 miles with Greenwich town centre beyond. 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, 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.

## AT A GLANCE

- large apartment
- period conversion
- one double bedroom
- second (top) floor
- separate kitchen
- share of freehold
- chain free
- very close to shops
- close to stations

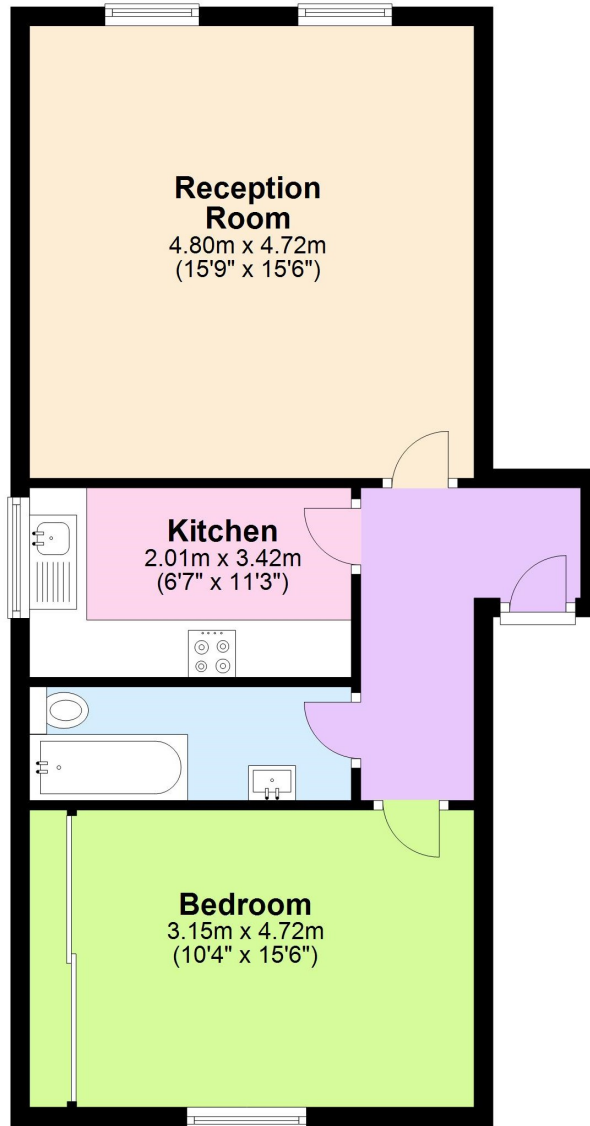






## Second Floor

Approx. 55.5 sq. metres (597.3 sq. feet)



Total area: approx. 55.5 sq. metres (597.3 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

