



RYCULFF SQUARE, BLACKHEATH, SE3 0SW
GUIDE PRICE £450,000-£475,000 LEASEHOLD

WITHIN A FEW MINUTES' WALK OF BLACKHEATH VILLAGE, STATION AND THE HEATH, IS THIS SPACIOUS TWO DOUBLE BEDROOM SPLIT LEVEL MAISONETTE WHICH IS OFFERED TO THE MARKET CHAIN FREE.

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Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

.Arranged over the top two floors (first and second), the accommodation comprises a bright living room with feature fireplace, a lovely modern kitchen with space to dine, two double bedrooms, one of which has extensive fitted wardrobes and a family bathroom. The property is in good decorative order with double glazed windows sash windows and gas fired central heating. This is a superb maisonette and your immediate viewing is essential. Video tour can be seen at winkworth.co.uk.

The property is located in the heart of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 725 metres away 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. Surrounding the market, you'll find characterful boutiques and independent shops offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses. There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.95 miles Lewisham) 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 near by. Close by are the Ofsted "outstanding" John Ball and St Margarets primary schools.

AT A GLANCE

- maisonette
- first and second floors
- two double bedrooms
- lovely kitchen breakfast room
- very close to Blackheath Village
- very close to heath
- very close to station
- chain free





Floorplan to follow

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.

