



**ELIZABETH FRY PLACE, SHOOTERS HILL, SE18 4LA**  
**GUIDE PRICE £350,000-£375,000 LEASEHOLD**

**A GORGEOUS AND VASTLY IMPROVED TWO BEDROOM TWO BATHROOM GROUND FLOOR APARTMENT WITH DIRECT ACCESS ONTO A PRIVATE PATIO AND COMMUNAL GARDENS IN THIS SOUGHT AFTER GATED DEVELOPMENT CLOSE TO OXLEAS WOODS WITHIN A SHORT DRIVE OR BUS JOURNEY TO THE ELIZABETH LINE, DLR, MAINLINE RAIL OR THE JUBILEE LINE AT NORTH GREENWICH.**

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## DESCRIPTION:

The property is in excellent decorative order with solid wood flooring, new double glazed windows and French door and modern electric heating. The accommodation comprises a large living room with direct access to a private patio and open plan to a very attractive modern kitchen, two bedrooms, one of which with a beautiful fired earth ensuite shower room and there is a further gorgeous fired earth bathroom. The property has direct access onto the well-kept communal gardens and there is gated off street parking.

This is a stunning apartment and your immediate viewing is absolutely essential.

Elizabeth Fry Place is a small gated development situated a 12mins bus ride to Woolwich DLR and The Elizabeth Line and 15mins bus ride to Blackheath, Kidbrooke or Eltham train stations.

There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, gym, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park, Blackheath Common and Greenwich Park. Blackheath Village with its array of boutiques, shops and restaurants is 1.2 miles away.

The property is near a very handy parade of shops including a bakery, cafe, co-op, pharmacy, barbers, hairdressers/nail bar and a dry cleaners.

## AT A GLANCE

- modern apartment
- two bedrooms
- two bathrooms
- gated development
- ground floor
- chain free
- private patio
- off street parking
- extended lease

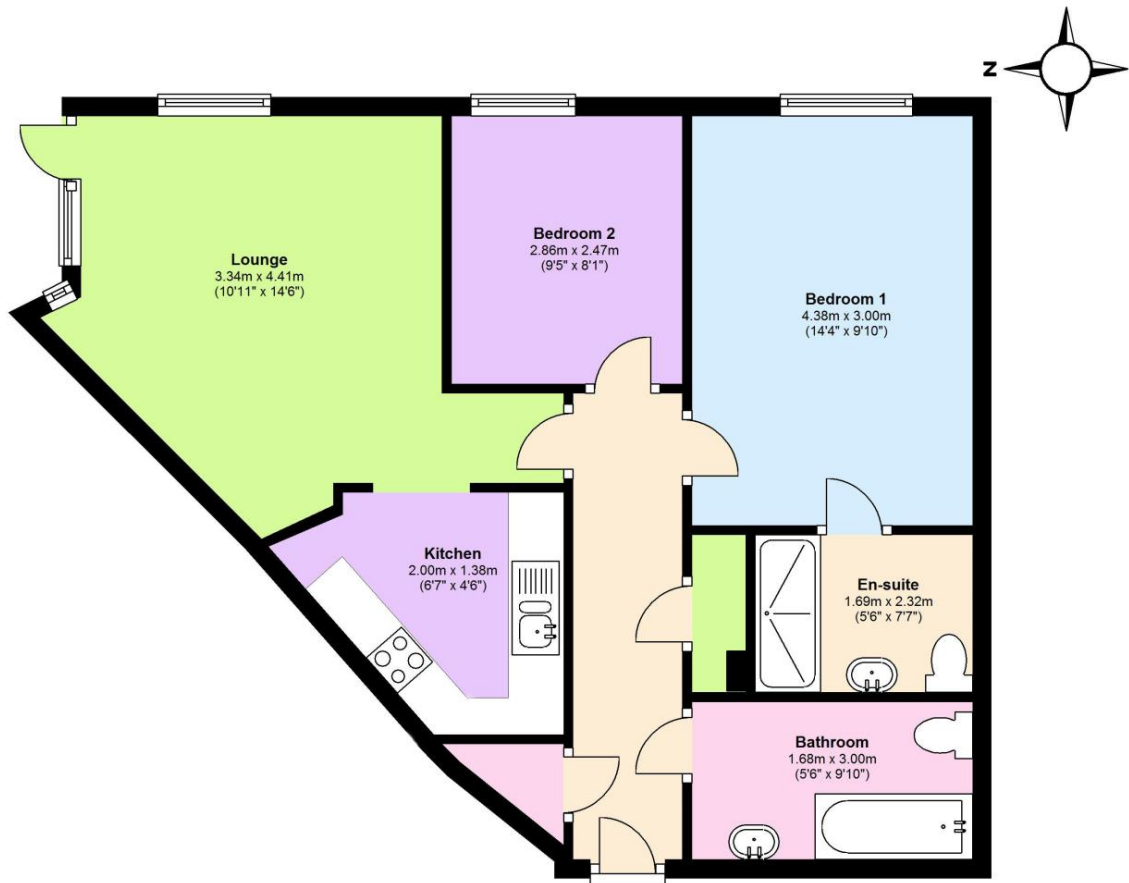






# Ground Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



Total area: approx. 61.9 sq. metres (665.8 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 80 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |