



LAWN TERRACE, BLACKHEATH, LONDON, SE3 9LL
GUIDE PRICE £900,000-£950,000

LOCATED IN THE HEART OF BLACKHEATH VILLAGE AND JUST 100 YARDS FROM THE STATION, IS THIS LARGE AND VERSATILE FOUR BEDROOM, TWO BATHROOM MODERN TOWN HOUSE WITH SOUTH FACING GARDEN, GARAGE AND OFF STREET PARKING.

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DESCRIPTION:

The property is in good decorative order and still offers scope to enhance. Features include double glazed windows, wood laminate flooring and gas fired central heating.

The accommodation comprises; large entrance hall, double bedroom and shower room to the ground floor. A large 20'3 x 15'5 (max sizes) L-shape reception, modern kitchen and a second reception room/study to the first floor with three bedrooms, shower room and separate WC to the top. To the rear is a 39ft south facing garden with terrace and lawn. There is a large 24ft integral garage and off street parking to the front.

This is a great home offering superb space in this sought after location. There is no chain and immediate viewing is essential. Virtual tours can be seen at Winkworth.co.uk

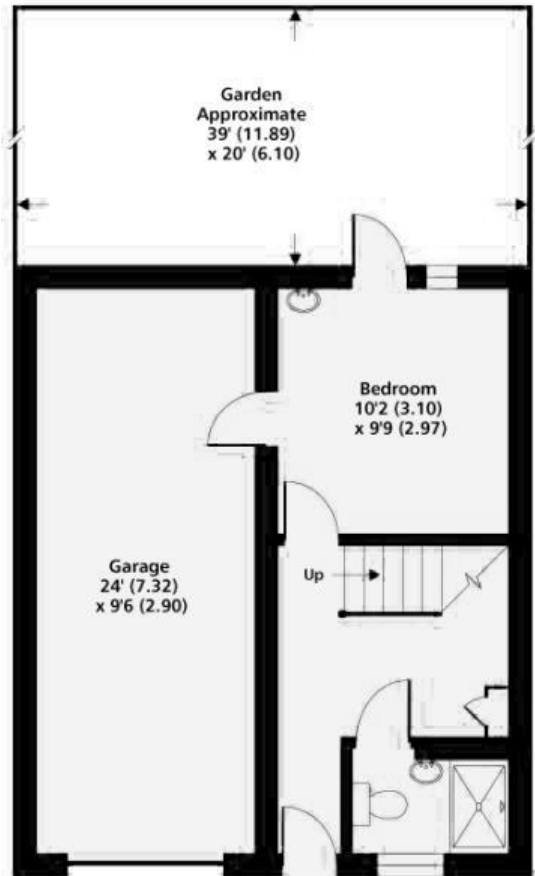
Lawn Terrace is an incredibly convenient address located in the heart of Blackheath Village with its array of boutique shops, restaurants and bars and is just 100 yards from Blackheath Station. The Ofsted outstanding John Ball primary school is just 170 metres away..

AT A GLANCE

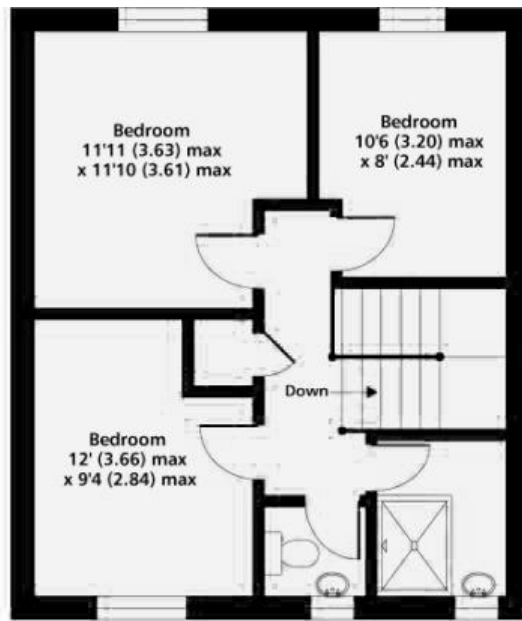
- large family home
- versatile accommodation
- four bedrooms
- two bathrooms
- two reception rooms
- three storey
- integral garage
- south facing garden
- off street parking
- in centre of Blackheath Village
- very close to station



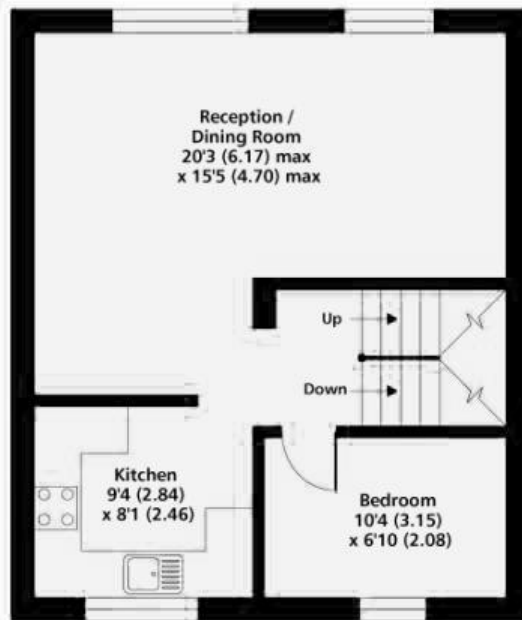




Ground Floor



Second Floor



First Floor

Gross Internal Floor Area 1461 sqft 135.7 sqm (includes garage)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	81
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82-100)	A		
(61-81)	B		
(39-60)	C		
(15-59)	D		
(9-38)	E		
(1-8)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		53	76
England, Scotland & Wales		EU Directive 2002/91/EC	