



VANBRUGH HILL, BLACKHEATH, SE3 7UF
OIEO £450,000 LEASEHOLD

A SIMPLY STUNNING AND VERY LARGE, ONE DOUBLE BEDROOM SPLIT LEVEL APARTMENT SPANNING IN EXCESS OF 700 SQ.FT AND NEWLY REFURBISHED TO A HIGH STANDARD. LOCATED VERY CLOSE TO MAZE HILL STATION AND A SHORT WALK TO GREENWICH PARK AND TOWN CENTRE AND SOLD CHAIN FREE.

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Winkworth

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See things differently



DESCRIPTION:

The property has been extensively refurbished with features including, high ceilings, ornate cornicing, timber framed sash windows, stripped floorboards, sound proofing, re-wired and re-plumbed and gas fired central heating with feature radiators.

Arranged over the hall and lower ground floors, the accommodation comprises; a large living room with bay window to the front and interconnecting doors to a modern kitchen diner with quartz worktops and integrated appliances. Downstairs is a huge L-shape master bedroom with beautiful bespoke built in Italian wardrobes, lightwell to the rear and a stunning modern bathroom with feature lighting and a utility cupboard.

This is an impressive home and immediate viewing is a must. There is no chain. Virtual and video tour can be seen at winkworth.co.uk

The property is within 325 metres from Greenwich Park and close to the Heath. An outstanding location to take advantage of local amenities in almost all directions. Walking south just 0.9 mile, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.4 miles to the west you will find the historic Greenwich town centre. Greenwich's covered market is one of London's best and attracts people from all over the capital. Finally, 0.5 miles to the east is Blackheath Standard, with daily conveniences including M&S Food Hall.

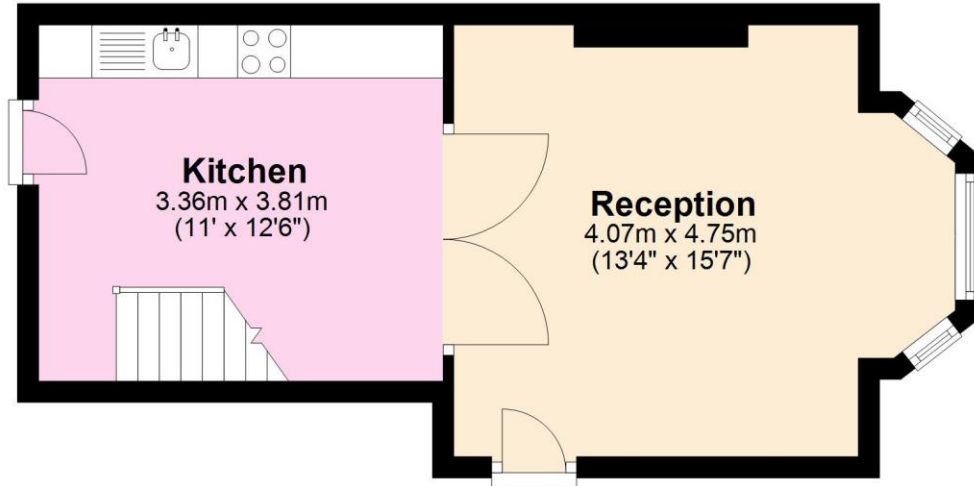
The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich (1.6 miles) - just one of the reasons why it's increasingly popular with professionals and commuters. Maze Hill Station is just 0.25 miles, (regular trains into Central London in 15 minutes, with the DLR within easy reach from Greenwich). Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.





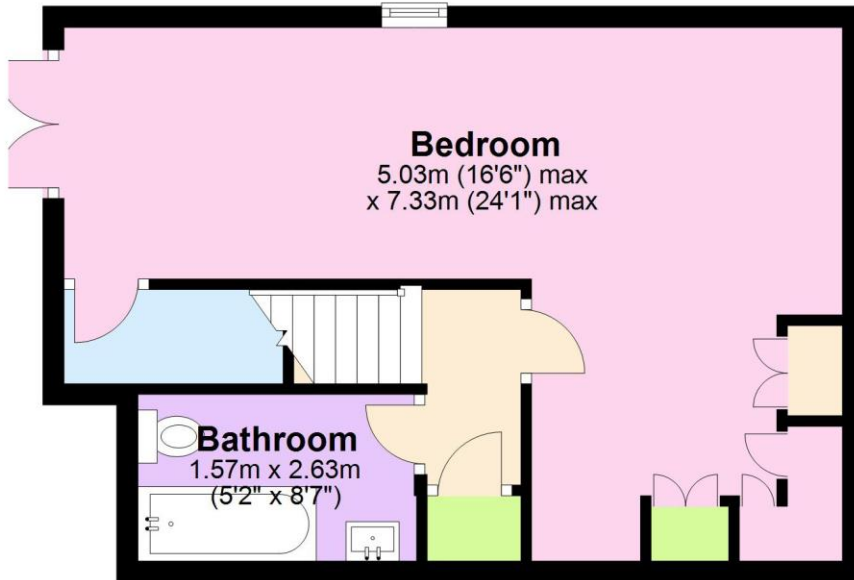
Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



Basement

Approx. 35.7 sq. metres (384.5 sq. feet)



Total area: approx. 66.2 sq. metres (712.7 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)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	23	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

