



**LENNOX HOUSE, 96 MANOR WAY, BLACKHEATH, SE3 9AP**  
**GUIDE PRICE OF £475,000 - £490,000 SHARE OF FREEHOLD**

**SET ON THE FIRST FLOOR OF THIS IMPRESSIVE SEMI-DETACHED PERIOD HOME WITHIN THE PRESTIGIOUS CATOR ESTATE, IS THIS SPACIOUS TWO BEDROOM APARTMENT WITH VERY HIGH CEILINGS, OFF STREET PARKING, LARGE COMMUNAL GARDEN AND SOLD CHAIN FREE.**

**Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)**



#### **DESCRIPTION:**

The accommodation comprises; a very large reception room open plan kitchen and feature fireplace, a very large master bedroom, second bedroom and shower room. All of the rooms (except shower room) benefit from a very high ceilings and a south facing aspect with views over the huge communal garden and beyond. There is also ample storage, a separate utility cupboard and a good size private storage cellar in the basement. The property further benefits from off street parking to the front and is sold with a share of the freehold.

The property offers plenty of scope to enhance with features including; high ceilings, large sash windows, cornicing, stripped floorboards and gas fired central heating.

This is an impressive apartment and your immediate viewing is essential. There is no chain.

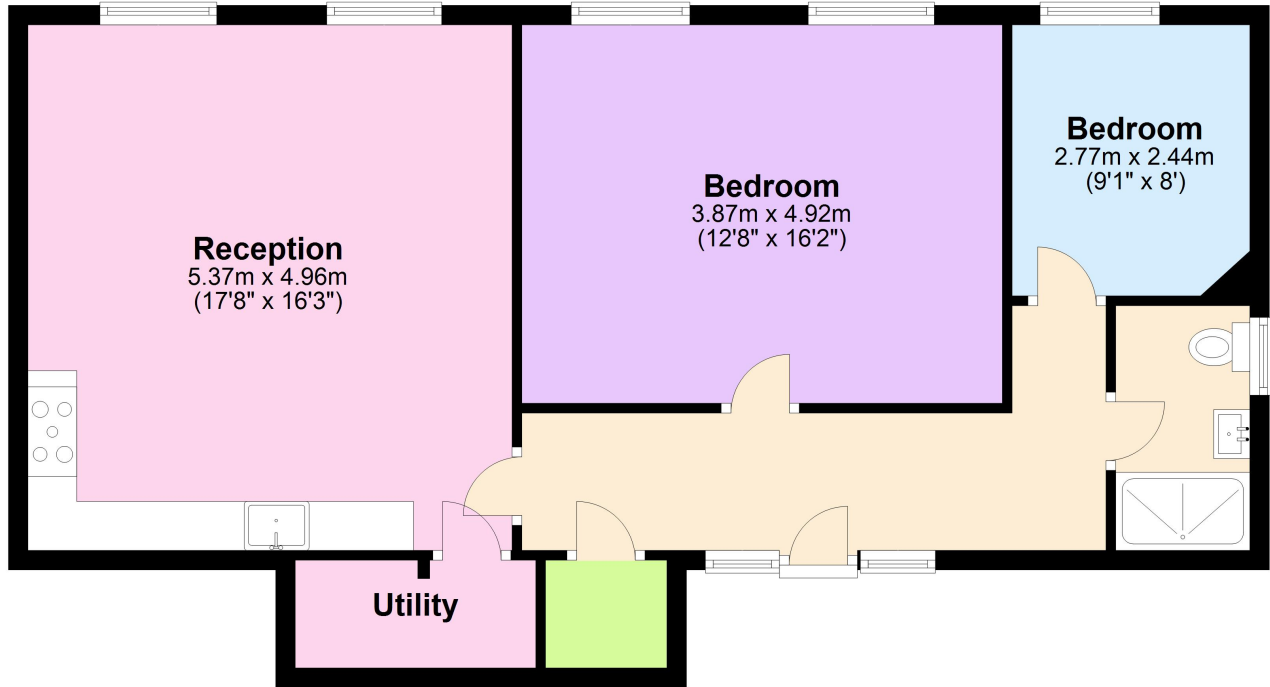
Located on Manor Way and part of the prestigious Cator Estate, the house is just 0.55 mile from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just 1.08 miles with Greenwich town centre beyond. Greenwich maintains 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.





# First Floor

Approx. 71.9 sq. metres (773.6 sq. feet)



Total area: approx. 71.9 sq. metres (773.6 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.

