



HERVEY ROAD, BLACKHEATH, LONDON, SE3 8BX
£475,000 LEASEHOLD

**A VERY LARGE AND WELL PRESENTED TWO DOUBLE
BEDROOM SPLIT LEVEL MAISONETTE WITHIN EASY
REACH OF BLACKHEATH VILLAGE AND GREENWICH
PARK.**

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DESCRIPTION:

The accommodation comprises; two well-proportioned double bedrooms on the first floor, with the rear bedroom benefiting from a natural study area and an attractive recently fitted modern shower room. Upstairs is a good size living room, again with a natural study area, a spacious modern kitchen diner and a second WC. The property is in excellent decorative order with high ceilings, double glazed windows sash windows and gas fired central heating. This property further benefits from a communal garden. The entire building was renovated in 2011/2012 and is in very good external condition. The internal communal areas have also recently been refreshed.

This is a lovely home and offers spacious, bright and airy accommodation and is sure to be very popular. Video tour can be seen at winkworth.co.uk

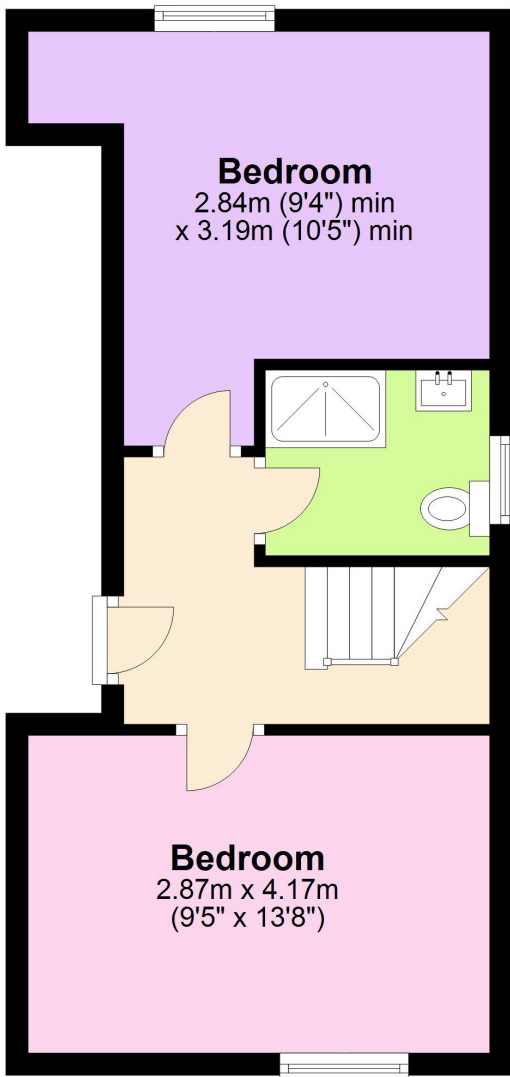
The property is located close to the Heath and 1 mile from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are only 570 metres away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.9 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital.

There are superb transport links with Blackheath Station giving access to London Bridge, Charing Cross, and Victoria amongst others. The O2 arena is close by with the DLR, Elizabeth Line, 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 - just one of the reasons why it's increasingly popular with professionals and commuters.

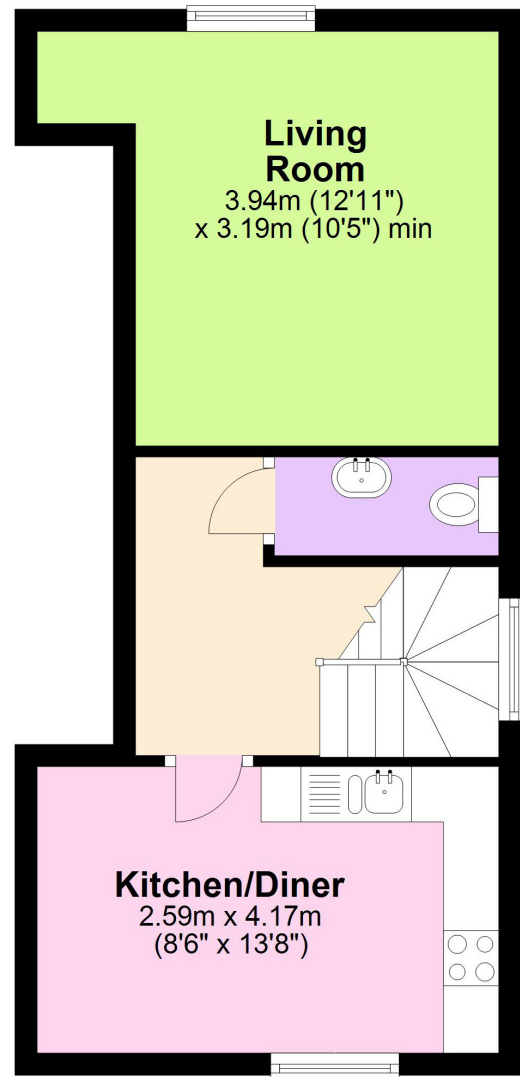




First Floor



Second Floor



Total area: approx 68.3 sq.m (735 sq.ft)

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+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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