



LEE TERRACE, BLACKHEATH, SE3 9TZ
GUIDE PRICE £600,000-£650,000 SHARE OF FREEHOLD

A FANTASTIC AND LARGE TWO/THREE BEDROOM APARTMENT WITH A GARAGE, OUTSTANDING COMMUNAL GARDEN AND ACCESS TO A ROOF TERRACE SET WITHIN THIS IMPRESSIVE PERIOD HOUSE VERY CLOSE TO BLACKHEATH VILLAGE.

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DESCRIPTION:

The accommodation briefly comprises; a large 17'6 x 11'2 living room with plenty of space for a dining table and lovely views to the rear. There is a large modern kitchen, two large double bedrooms, a third single bedroom/cot room with a skylight and a modern bathroom. From the bathroom window there is access onto a roof terrace. To the rear is a huge south facing communal garden and a private garage. The property is on the second floor and is in excellent decorative order with sash windows and gas fired central heating.

This superb home is also sold with a share in the freehold and your immediate viewing is essential. Virtual tours can be seen at winkworth.co.uk

The property is conveniently located and is just a 6 minutes' walk from Blackheath station, which is within easy reach of London Bridge (12 minutes), Cannon Street (23 minutes), Charing Cross (25 minutes) and Victoria (29 minutes). Lewisham station (Zone 2), with direct DLR connection to Canary Wharf, is also within walking distance.

Blackheath's vibrant village offers an array of boutiques, coffee shops, restaurants and bars, a popular Sunday farmers' market as well as some exceptional parks which include Blackheath's famous Heath, Greenwich Park (with one of London's finest views over the river, the City and Canary Wharf) and Manor House Gardens. Royal Greenwich, the National Maritime Museum, The Queen's House, the Painted Hall, The Royal Observatory, the Cutty Sark, the Excel Centre and the O2, one of Europe's finest music venues, are all close by.

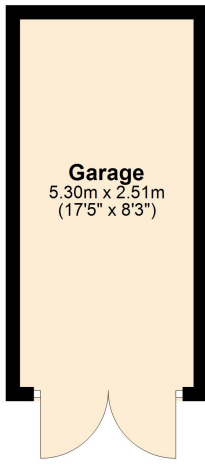
Several Ofsted-rated outstanding schools are well within the catchment area including John Ball, St Margaret's Lee C of E Primary School and All Saints' C of E Primary School. There are also several excellent nurseries within walking distance.





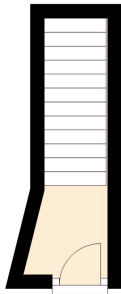
Ground Floor

Approx. 13.3 sq. metres (143.2 sq. feet)



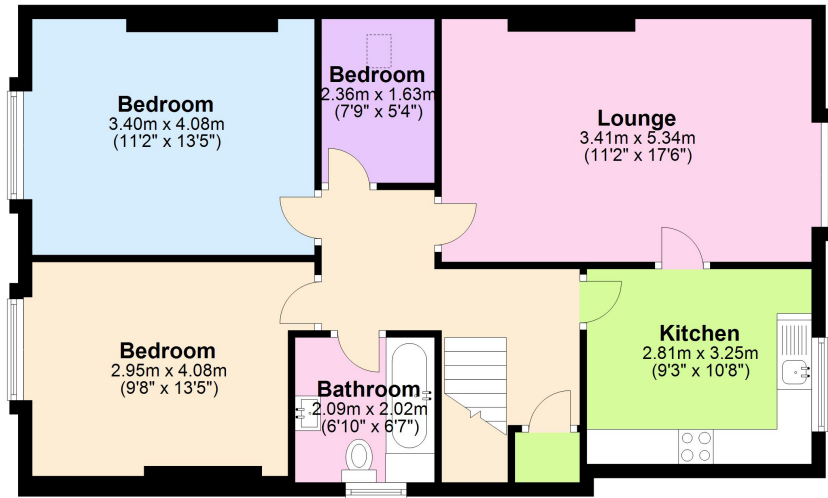
First Floor

Approx. 3.6 sq. metres (38.4 sq. feet)



Second Floor

Approx. 73.5 sq. metres (791.2 sq. feet)



Total area: approx. 90.4 sq. metres (972.8 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.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
More energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

