



**BENNETT PARK, BLACKHEATH, SE3 9RA**  
**£495,000 SHARE OF FREEHOLD**

**A RECENTLY REFURBISHED TWO BEDROOM APARTMENT FOUND ON THE TOP FLOOR OF THIS IMPRESSIVE FOUR STOREY DETACHED PERIOD HOME LOCATED IN THE HEART OF BLACKHEATH VILLAGE MOMENTS FROM THE STATION AND SOLD CHAIN FREE.**

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### DESCRIPTION:

The accommodation comprises; a bright and large 15'3 x 12'7 reception room, a separate modern kitchen with new oven and fridge, a spacious 13'5 x 11'5 master bedroom to the rear, a generous single bedroom to the front and a newly fitted modern shower room. The property spans 586 sq.ft. and is in excellent decorative order with stripped floorboards, period fireplaces, sash windows and gas fired central heating with a new Vaillant boiler and feature radiators. Additional benefits include a converted loft providing a large carpeted storage room with velux roof windows, lighting and power sockets, a share in the freehold and is sold chain free.

This is a perfect first time purchase and also an ideal buy to let investment. Your earliest viewing is essential.

Bennett Park is a sought after address located in the heart of Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The heath is on your doorstep and the fabulous Royal Greenwich Park is just 900 metres away 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 ' 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.

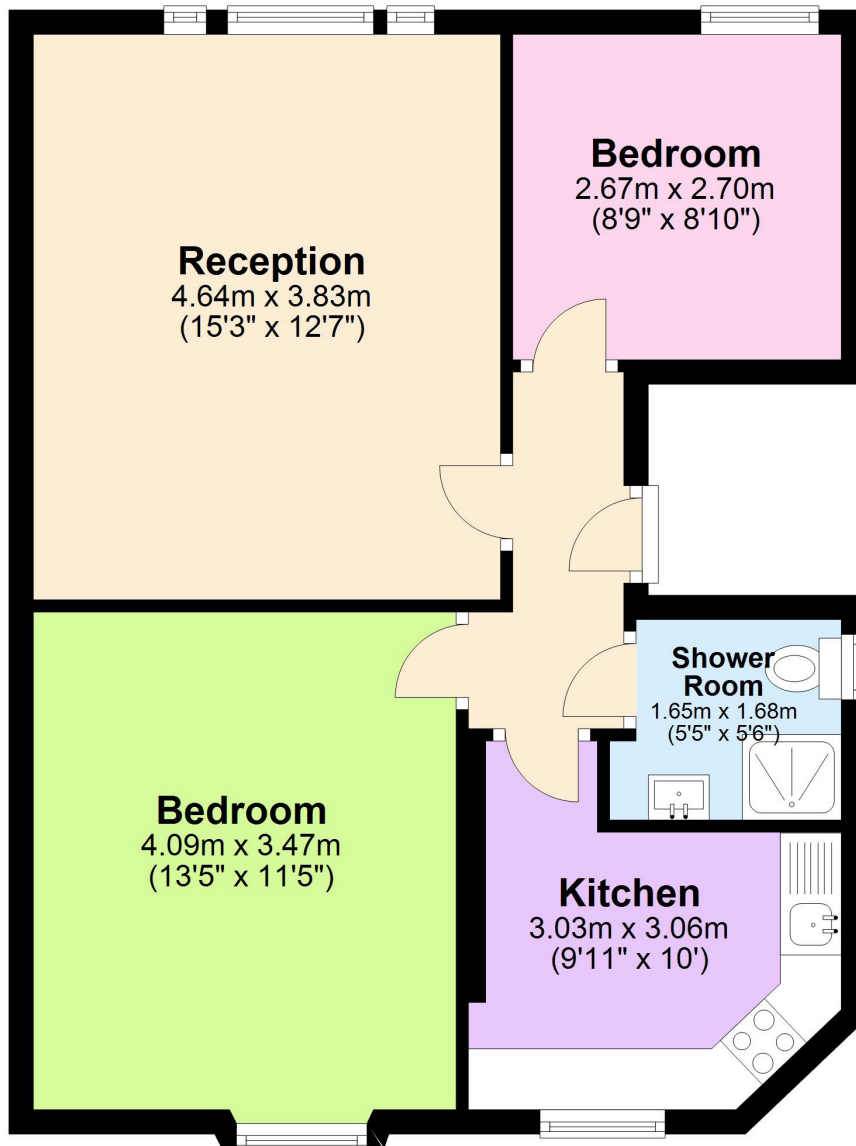
There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the, DLR (0.95 miles Lewisham) bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London; Just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also near by. Close by are several highly sought-after Independent Schools including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.5 miles) and Eltham College (2.5 miles) as are the Ofsted "outstanding" John Ball and St Margarets primary schools.





## Second Floor

Approx. 54.5 sq. metres (586.5 sq. feet)



Total area: approx. 54.5 sq. metres (586.5 sq. feet)  
(Excluding the loft room)

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
<small>Very energy efficient - lower running costs</small>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
		59	74
<small>England, Scotland &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	

**Winkworth**

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