



HOLYWELL CLOSE, BLACKHEATH, SE3 7SW
£350,000 LEASEHOLD

A SPACIOUS AND VERY WELL PRESENTED, ONE DOUBLE BEDROOM PURPOSE-BUILT APARTMENT WITH A BALCONY AND LOCATED ON THIS POPULAR RESIDENTIAL ROAD JUST 200 METRES FROM WESTCOMBE PARK STATION.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

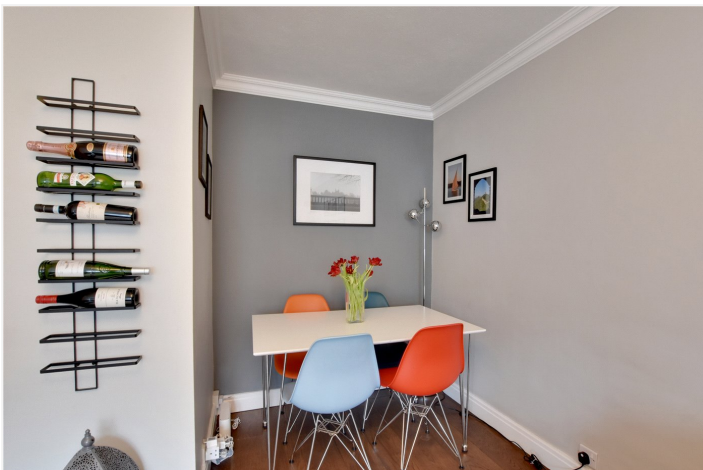


DESCRIPTION:

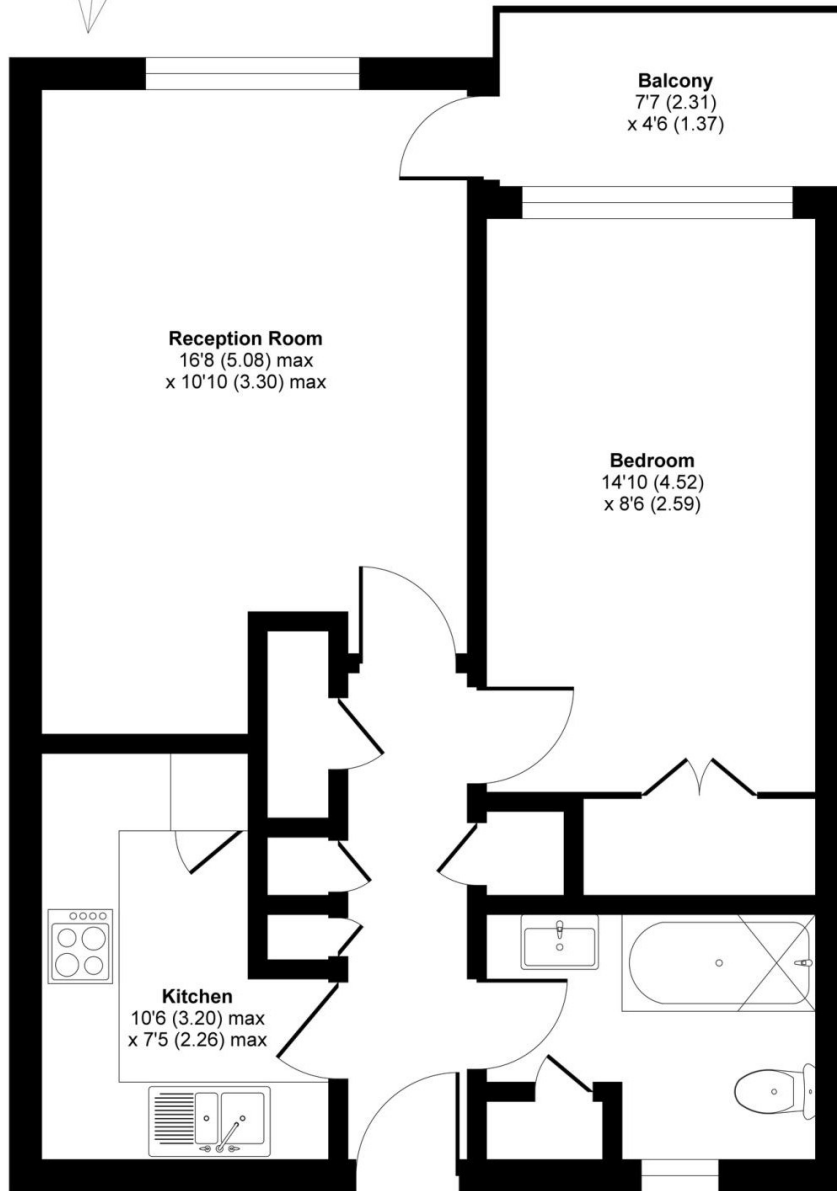
Found on the first floor, the accommodation comprises; entrance hall with four storage cupboards, a bright and airy 16'8 reception room with direct access to a west facing private balcony – great for the afternoon/evening sun, and a separate modern kitchen with integrated appliances. There is a generous double bedroom with large built in wardrobes and a contemporary bathroom. Additional benefits include double-glazed windows, gas central heating and wood laminate flooring.

This is a fantastic apartment, perfect for first-time buyers seeking a home in a convenient location. Your immediate viewing is highly recommended. Video tours can be viewed at Winkworth.co.uk.

Ruthin Road is a quiet residential road within the Westcombe Park area in Blackheath. The property is within 700 metres from the heath and 895 metres from Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking southwest just under 1 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. 0.8 miles to the west you will find the historic Greenwich town centre. Finally, ¼ mile to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 200 metres away, (regular trains into Central London in 15 minutes, with the DLR within easy reach from Greenwich). A short walk away are sought after primary schools including Sherington, Invicta and Halstow as well as the Greenwich Steiner School (on Mycenae Road). There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College







FIRST FLOOR

Approximate Area = 523 sq ft / 49 sq m

For identification only - Not to scale

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	79	81
(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	

