



VANBRUGH PARK, BLACKHEATH, SE3 7AA
GUIDE PRICE £340,000-£360,000 SHARE OF FREEHOLD

**A LOVELY ONE DOUBLE BEDROOM PERIOD CONVERSION
SET IN THIS EXCELLENT LOCATION JUST OFF THE HEATH
AND BLACKHEATH ROYAL STANDARD.**

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DESCRIPTION:

Occupying the first floor of this impressive Georgian house, the accommodation comprises; a 17'9 x 10'0 reception room, a separate modern kitchen, 14'3 x 8'0 double bedroom with built in wardrobe and a stylish modern bathroom with tiled surround. The property is in good decorative order with stripped floorboards, high ceilings, cornicing and sash windows.

The property is perfect for first time buyers or as a buy to let investment. The property is sold with a share in the freehold. Virtual tours can be seen at Winkworth.co.uk.

The property is very convenient for transport links with Westcombe Park station nearby and buses stopping for Blackheath train station (0.9 miles). The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.4 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, 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. Blackheath Village with its array of restaurants, bars and boutique shops is under a mile. The O2 arena is close by with the DLR, 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 (1.7 miles) - just one of the reasons why it's increasingly popular with professionals and commuters.

AT A GLANCE

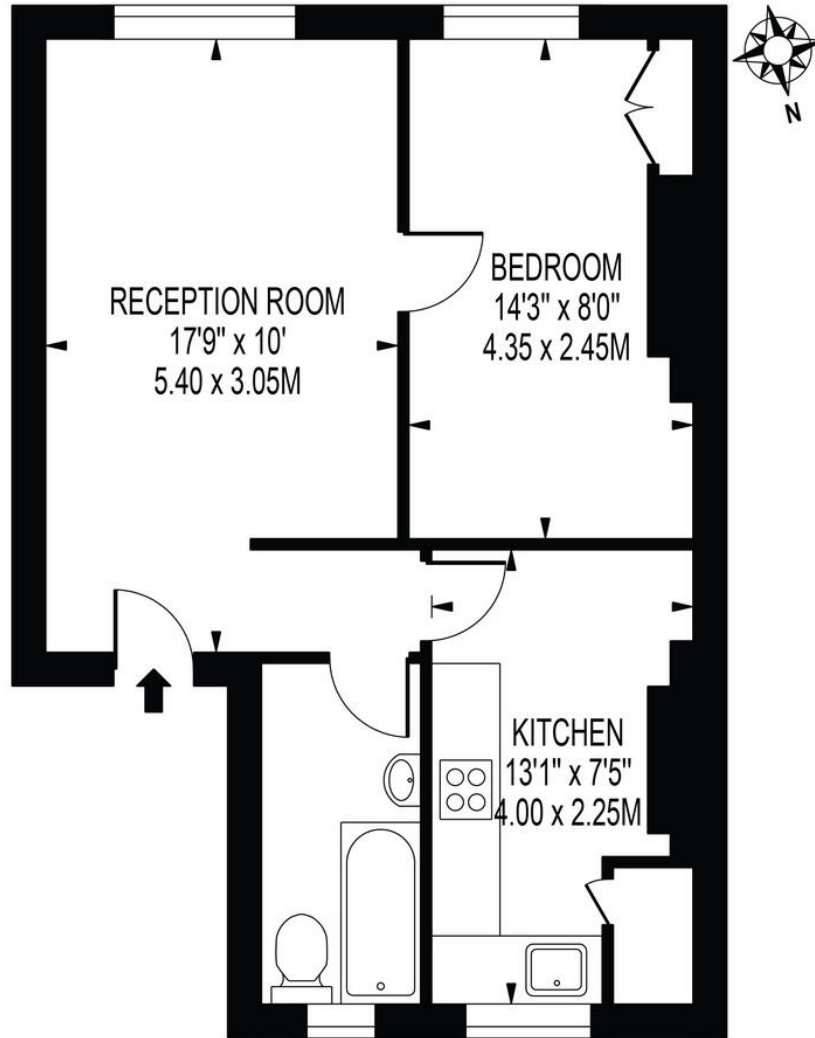
- period conversion
- one double bedroom
- first floor
- separate kitchen
- modern bathroom
- share of freehold
- very close to shops
- close to heath
- close to Greenwich Park





VANBRUGH PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 458 SQ FT - 42.56 SQ M

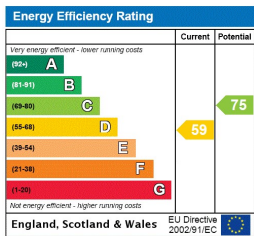


FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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.



Winkworth