



**BROOK LANE, BLACKHEATH, LONDON, SE3 0JH
OFFERS IN EXCESS OF £480,000 FREEHOLD**

**A SPACIOUS THREE BEDROOM SEMI-DETACHED
HOUSE IN NEED OF MODERNISATION AND SOLD
CHAIN FREE. LOCATED JUST 0.5 MILES FROM
KIDBROOKE MAINLINE STATION.**

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





DESCRIPTION:

Spanning over 1,000 sq ft. the property comprises; a large (13'10x12'10) reception room, to the rear is a spacious kitchen/dining room which leads onto the downstairs WC and access to the garden. Upstairs are three good sized bedrooms, the largest measuring 14'7x12'1 and the main family bathroom. In need of modernisation this house allows someone to put their own stamp on it and transform it to the house of their dreams. We anticipate the property to be extremely popular so your earliest viewing is highly recommended.

The property is conveniently located just 0.5miles from Kidbrooke Mainline station and is just 17 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. The property is located just 900 metres from the new and prestigious Kidbrooke Village and 1 mile to Blackheath Village (one stop on train) with its array of boutique shops, bars and restaurants. There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park, Blackheath Common and Greenwich Park.

AT A GLANCE

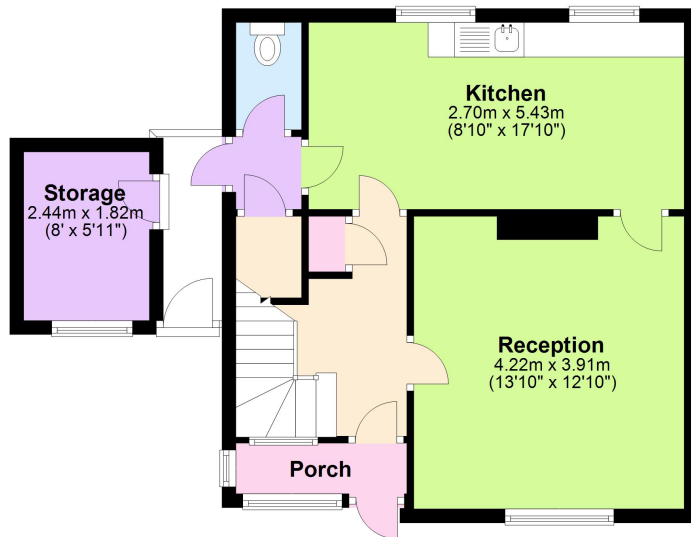
- three bedrooms
- 1,015 sq ft.
- end of terrace
- chain free
- in need of modernisation
- close to Kidbrooke Station





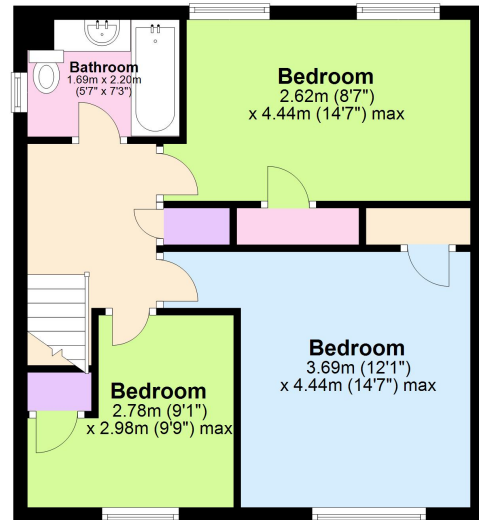
Ground Floor

Approx. 49.3 sq. metres (530.7 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.9 sq. feet)



Total area: approx. 94.4 sq. metres (1015.6 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
Very energy efficient - lower running costs	A		
(92-101)	B		80
(82-91)	C		
(65-81)	D		
(49-64)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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