



**BLACKHEATH ROAD, SE10**  
**£700,000 SHARE OF FREEHOLD**

**AN OUTSTANDING AND FULLY RENOVATED, THREE BEDROOM SPLIT LEVEL CONVERSION FLAT THAT MEASURES AN IMPRESSIVE 1215 SQ. FT. AND IS PERFECTLY LOCATED ON THE EDGE OF THE ASHBURNHAM TRIANGLE IN WEST GREENWICH. THE PROPERTY IS GRADE II LISTED, BUILT IN 1813 AND COMES WITH A SHARE OF FREEHOLD.**

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## DESCRIPTION:

An outstanding and fully renovated, three bedroom split level conversion flat that measures an impressive 1215 sq. ft. and is perfectly located on the edge of the Ashburnham Triangle in West Greenwich. The property is Grade II listed, built in 1813 and comes with a Share of Freehold.

The current owners bought the place in 2021 and have lovingly restored it to an exceptional standard. Along with brand new kitchen and bathrooms, there is also a mixture of new and refurbished windows, and oak flooring throughout. The accommodation briefly comprises of a large 19ft reception room on the first floor, along with a lovely 15ft kitchen breakfast room. This level also includes a good sized family bathroom. Upstairs there are three good sized bedrooms, with the master room having an ensuite shower room.

As mentioned, Blackheath Road is well located in West Greenwich and is just a short walk to the town centre, which offers a fantastic array of shops and restaurants, along with mainline rail, DLR and riverboat service. Greenwich Park and the open heath is also just a short walk away. Your earliest viewing is highly recommended.

## AT A GLANCE

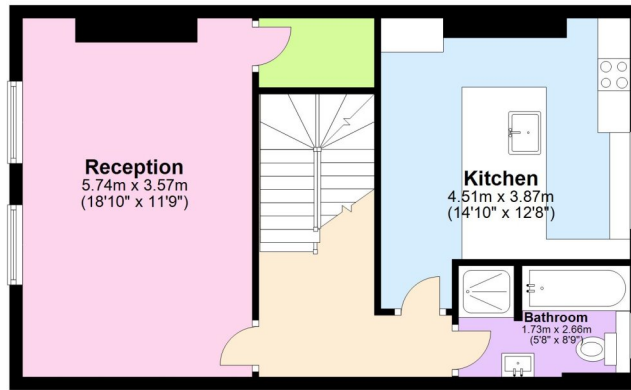
- outstanding conversion flat
- split level - 1st/2nd floors
- fully refurbished
- no chain
- circa 1215 sq ft
- grade II listed
- 19ft reception
- kitchen breakfast room
- two bathrooms
- West Greenwich location
- share of freehold





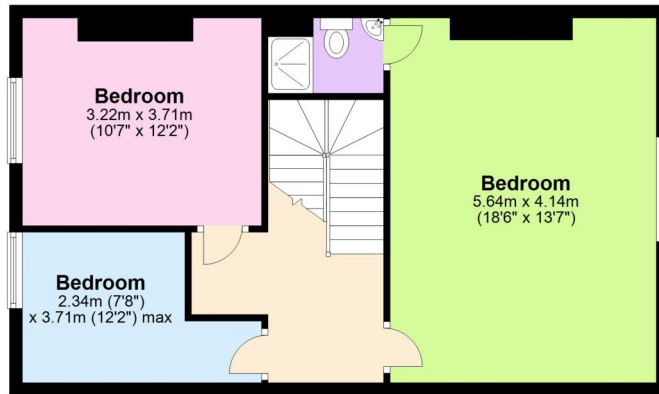
### First Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



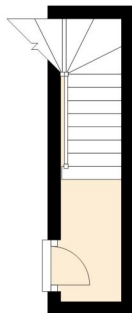
### Second Floor

Approx. 55.6 sq. metres (598.9 sq. feet)



### Ground Floor

Approx. 4.1 sq. metres (44.6 sq. feet)



Total area: approx. 112.9 sq. metres (1215.6 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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	74
(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>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Share of Freehold

**Term:** 125 years

**Service Charge:** TBC

**Ground Rent:** NA

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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