



RED LION LANE, SHOOTERS HILL, LONDON, SE18 4LE
GUIDE PRICE £600,000-£625,000 FREEHOLD

WITH FANTASTIC POTENTIAL AND FOUND ON THIS POPULAR LANE VERY CLOSE TO OXLEAS WOODS, IS THIS SUPERB THREE STOREY PERIOD HOME WHICH IS ARRANGED AS A THREE DOUBLE, TWO BATHROOM, SEMI-DETACHED HOUSE AND A SELF CONTAINED ONE BEDROOM APARTMENT ON THE LOWER GROUND FLOOR.

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

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DESCRIPTION:

The property needs modernisation and sits on a generous plot with large garden, parking, and garage.

The accommodation comprises; (main house) entrance hall with downstairs WC, good size front reception room with fireplace, large kitchen diner and a second rear reception room or study. Upstairs is a large master bedroom to the rear with built in wardrobes, ensuite shower room and fantastic views towards London, the river, and Canary Wharf. There is a very large second double bedroom, a third smaller double and a good size bathroom. The self-contained apartment on the lower ground floor has a private entrance, large open plan lounge diner, separate double bedroom and a shower room. There is also an integral garage behind. The rear garden extends to 55ft x 40ft and there is a large driveway to the side.

This is a wonderful opportunity with great potential to enhance or extend (STPP) and your immediate viewing is recommended. There is no chain.

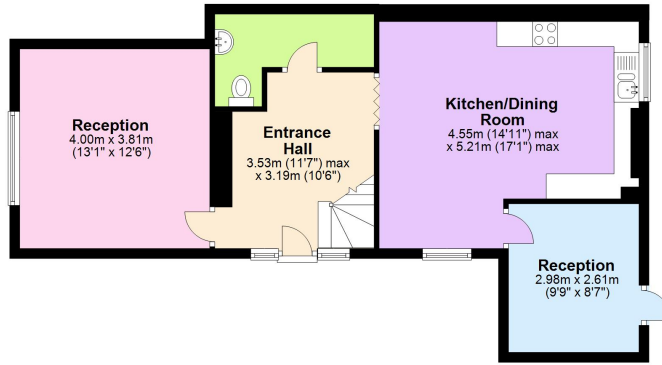
Red Lion Lane is a sought-after lane with a diverse mix of property styles from different time periods. There are ample bus links into Greenwich, Blackheath Village and Woolwich, so you can take advantage of the outstanding train links, bars, cafés, and shopping facilities. You are also surrounded by many green spaces including the historic Oxleas woods, Eaglesfield Recreation Ground and Shooters Hill golf course. The iconic Severndroog castle is only a short walk away so you can enjoy breathtaking views from one of the highest points in London and enjoy the popular tea rooms. Woolwich Arsenal station provides access to mainline rail, the DLR and the newly opened Elizabeth Line. There are three primary schools within walking distance, very good secondary schools in Greenwich borough and grammar schools in Bexley borough.





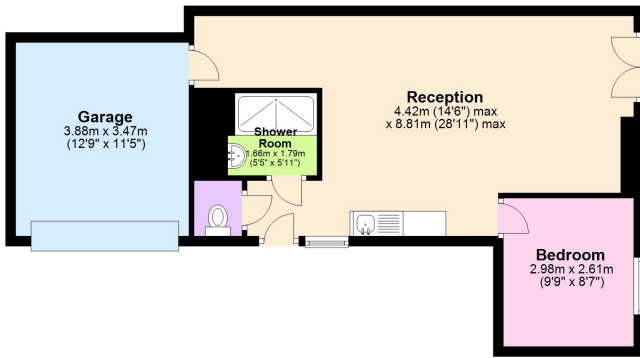
Ground Floor

Approx. 60.2 sq. metres (647.9 sq. feet)



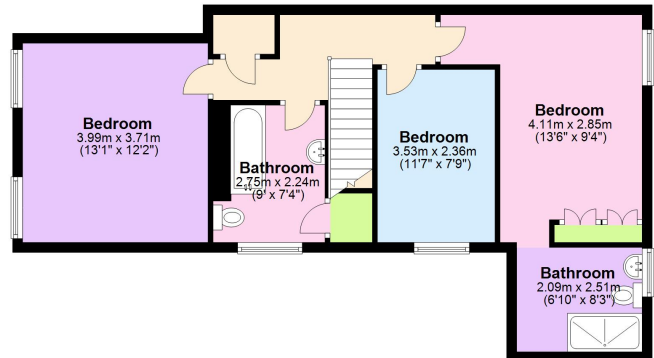
Basement

Approx. 57.1 sq. metres (614.8 sq. feet)



First Floor

Approx. 60.1 sq. metres (647.1 sq. feet)



Total area: approx. 177.4 sq. metres (1909.8 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	84
EU Directive 2002/91/EC			

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