

COLERAINE ROAD BLACKHEATH SE3



£329,995 LEASEHOLD

Delightful two double bedroom ground floor conversion flat located in one of Westcombe Parks most popular roads. Offered chain free this property benefits from stripped floorboards, feature fireplace, direct access to garden and cellar storage space. This property is situated a short walk from Westcombe Park train station and Greenwich Park.

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Coleraine Road, Blackheath, SE3 7PF

COMMUNAL ENTRANCE

Part glazed door to:

HALLWAY

Inset spotlights, stripped floorboards, door to cellar, radiator.

RECEPTION

13'11 x 12'4 Stripped floorboards, French doors to garden, radiator, cornicing.

KITCHEN

9'5 x 8'0 Window to side and glazed door to side, ceramic tiled floor, range of wall and base units with solid wood work surfaces, built-in oven and hob, single drainer sink unit, plumbed for washing machine and plumbed for dishwasher.

BEDROOM 1

16'6 x 11'5 Bay window to front, radiator, stripped floorboards, cornicing, cast iron fireplace with tiled insert and hearth, high skirting boards, built-in shelving.

BEDROOM 2

10'8 x 10'7 Window to rear, built-in cupboard, stripped floorboards, radiator.

BATHROOM

Window to side, ceramic tiled floor, radiator, low level WC, bath and shower, part tiled walls, inset spotlights, designer wash hand basin.

PRIVATE GARDEN

Decking, lawn and surrounding shrubbery.

TENURE

Details of the tenure will be included in the Home Information Pack available with this property. We are however given to understand that the property is held on a leasehold title. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

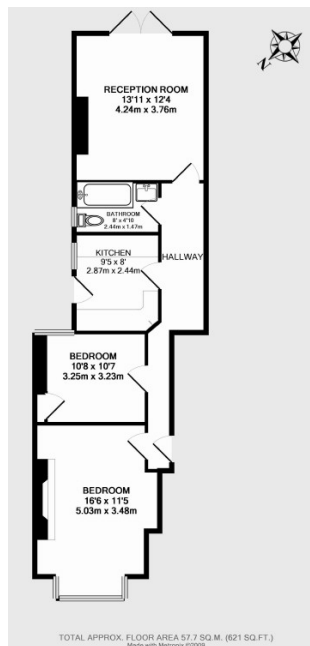
LOCAL AUTHORITY

London Borough of Greenwich

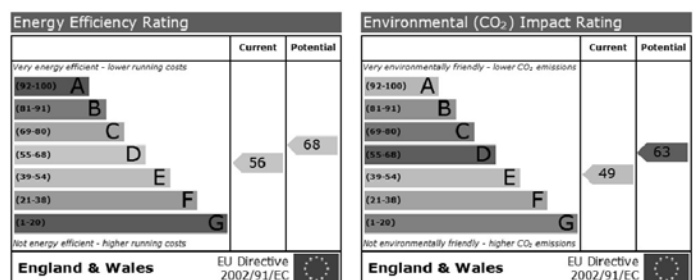
VIEWING

By prior appointment through vendors sole agents John Payne
11 Stratheden Parade, Blackheath SE3 7SX
Tel: 020 8858 6101 or e-mail us on westcombepark@johnpayne.co.uk

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE



PROPERTY DESCRIPTIONS

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.