



SHOOTERS HILL ROAD BLACKHEATH SE3

PRICE £309,950 LEASEHOLD - SHARE OF FREEHOLD

Spacious two double bedroom plus study conversion flat located on the garden floor of this attractive Victorian house, within walking distance of both Blackheath Village and Westcombe Park and on the heath side of Shooters Hill Road.

- Two double bedrooms plus study
- Quality contemporary finish
- Junckers solid wood flooring
- Large modern fitted kitchen/diner
- Small private patio area
- Own parking space

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not 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.

Shooters Hill Road, Blackheath, SE3 7BG

PRIVATE ENTRANCE

Access is via stone steps to the front down to private entrance.

ENTRANCE HALL

UPVC double glazed front door, Junckers solid wood flooring, designer radiator, wall-mounted uplighters.

UNDERSTAIR STUDY AREA

9'4 x 6'10. Fitted carpet, light and power, two small high level windows.

RECEPTION ROOM

17'10 x 13'4. Sash window to front with additional secondary double glazing. Junckers solid wood flooring, two radiators, wall-mounted uplighters.

KITCHEN/DINER

14'11 x 14'6. UPVC double glazed french doors to private patio area to rear. Range of high gloss white wall and base units with solid wood worktops. Integral stainless steel sink and separate rinse sink. Built-in oven and separate inset 4-ring gas hob and extractor fan. Built-in dishwasher. Tiled splashback, Junckers solid wood flooring. Space for fridge freezer and cupboards housing space for washing machine and separate tumble dryer.

BEDROOM 1

14'11 x 10'6. Sash window to rear with secondary double glazing. Built-in wardrobes, Junckers solid wood flooring, radiator.

BEDROOM 2

14'11 x 8'2. Sash windows to front with secondary double glazing. Range of built-in wardrobes and separate recessed bookshelving. Fitted carpet, double radiator.

BATHROOM

Frosted sash window to rear. White bathroom suite comprising panelled bath with separate wall-mounted shower and ceramic tiled walls with glass shower screen, low-level wc and pedestal wash basin. Double radiator, towel rail, ceramic tiled flooring, built-in store cupboards, extractor fan.

GARDEN TO FRONT

PRIVATE PATIO AREA TO REAR

With space for some potted plants and small table and chairs.

ALLOCATED PARKING SPACE

There is an allocated parking space for the flat in Lambourne Place to the side of the house.

TENURE: Leasehold with share of freehold

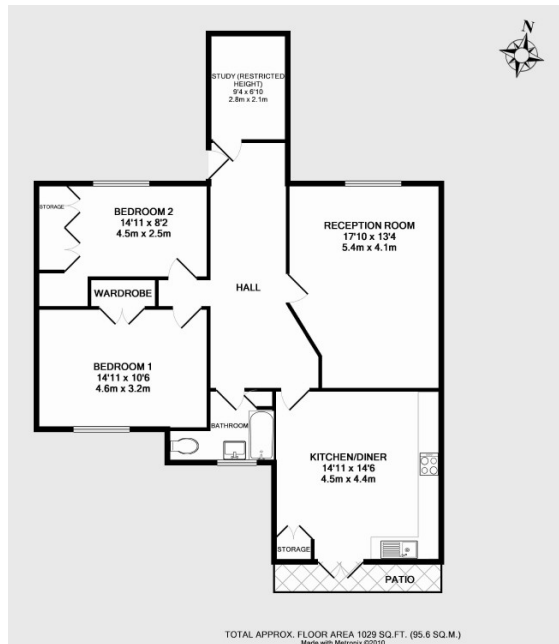
Please note it has not been possible to inspect the title documents and we are therefore unable to state accurately any lease details. We have however been advised by the vendor that the property is being sold with the benefit of a share in the freehold. These particulars and any other related information should be verified by the purchasers solicitor prior to making a commitment to purchase.

LOCAL AUTHORITY

London Borough of Greenwich

VIEWING

Viewing by prior appointment through vendor's sole agents John Payne on 020 8318 1311
1 Montpelier Vale, Blackheath, SE3 0TA
or email us on blackheath@johnpayne.com



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		62	63	(39-54) E	55	56	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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.