



Shooters Hill Road Blackheath **£665,000 Leasehold**

A beautifully presented first floor apartment in this landmark gothic Victorian house directly facing the open heath with wonderful uninterrupted views. The spacious apartment has been tastefully and sympathetically refurbished and decorated and boasts three double bedrooms, a recently fitted kitchen with quality integrated appliances which is open plan to the living room and a modern white bathroom with separate shower cubicle.

The apartment has double glazed sash windows to the back and with the windows to the front and side having the addition of acoustic glazing. The house is about to commence a full external redecoration which has been paid for. Long lease.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	71
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	67
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Communal front door with entry phone system into the communal hall and stairs up to the first floor.

Personal front door into

Hallway

Double glazed sash window to the front. Period style radiator. Full height storage cupboard which also houses the gas fired Vaillant combination boiler. Second deep storage cupboard with power and light. Dado rail, picture rail and high level skirtings.

Living Room

Triple sash window with acoustic glass panes to the front with amazing views out over the heath. Open fire with painted wood mantelpiece and tiled insert housing a cast iron gas insert (currently disconnected) period style radiator Open plan to the Kitchen.

Kitchen

Fully fitted in a range of wall base and drawer units and finished in sage with contrasting solid oak work tops and handles. Fitted breakfast bar which forms a natural division between the kitchen and living areas. Stainless steel 1 1/2 bowl sink and drainer. Ceramic tile splash backs. Gothic sash window to the side. Integrated stainless steel Neff double oven and 5 burner gas hob with concealed extractor above. Integrated under-counter fridge, freezer, dishwasher and washer dryer. All appliances have a 2 year warranty from March 2016.

Bedroom 1

Twin double glazed sash window to the rear. Coving, picture rail and high level skirtings. Open fireplace with tiled mantelpiece and surround. Period style radiator. High level storage. Remote control lighting.

Bathroom

A dual aspect bathroom which is fitted in white with wide shower cubicle housing a double head chrome shower and glazed shower door. Panel bath with wall mounted filler tap. Vanity unit mouthed wash basin mounted above a vanity storage cabinet. Close couple flush wc. Double glazed gothic style sash windows to the rear and side. Halogen downlighters and auto extractor fan. Period style radiator/ heated towel rail. Under-floor heating.

Bedroom 2

A dual aspect room with angled bay window to the side comprising three sash windows and a further sash window to the front. Period style radiator. Open fire with painted wood mantelpiece and cast iron insert. Dado rail, picture rail and high level skirtings.

Bedroom 3

Sash window to the rear. Open fire with tiled mantelpiece and hearth. Dado rail, picture rail and high-level skirtings. Period style radiator. Telephone point.

Exterior

Driveway parking to the front.

Tenure

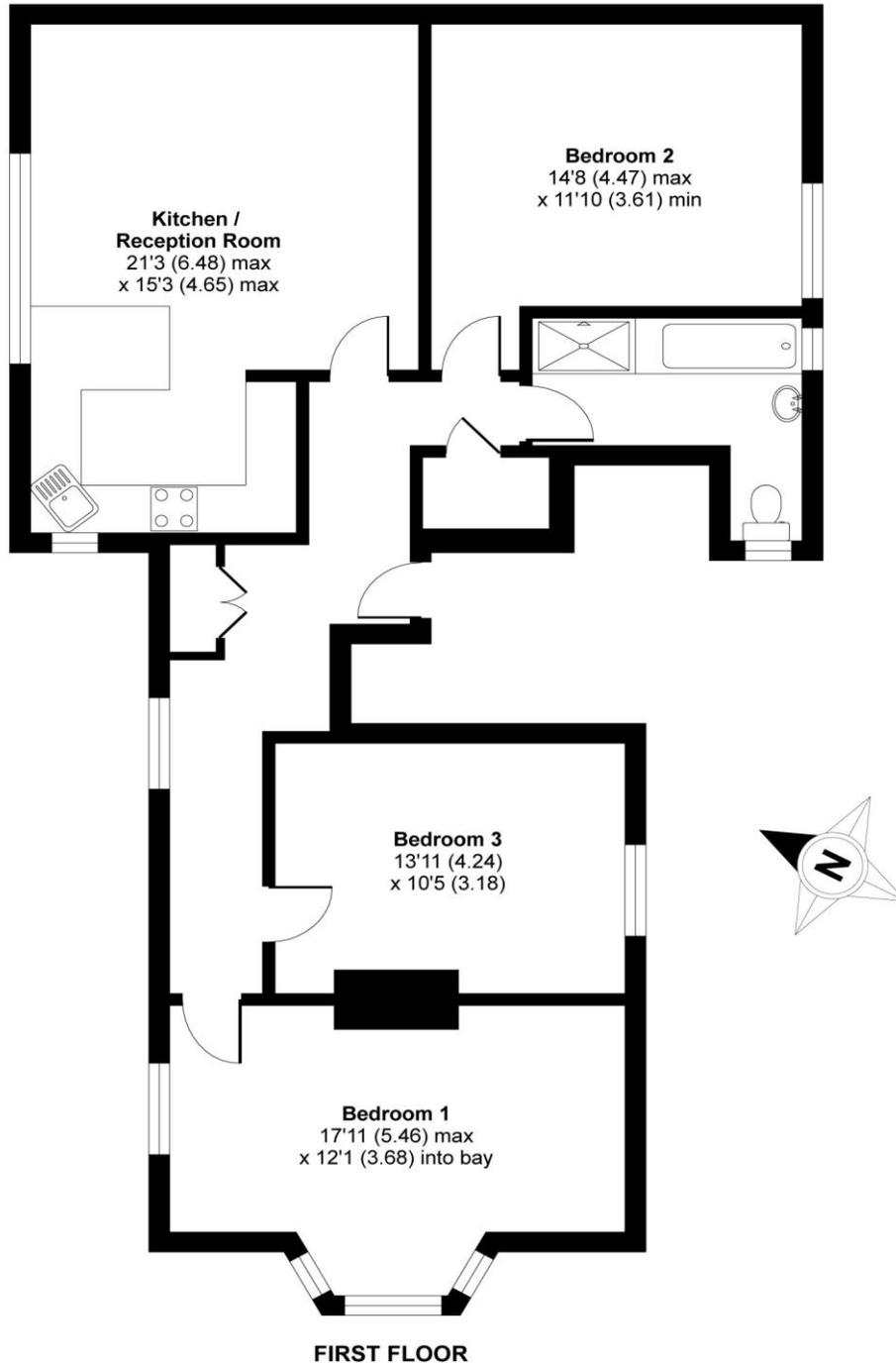
Lease: 159years unexpired

Service charge: £1,200- £1,500 p.a

Ground rent: £50 p.a

Shooters Hill Road, London, SE3

APPROX. GROSS INTERNAL FLOOR AREA 1078 SQ FT 100.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.