

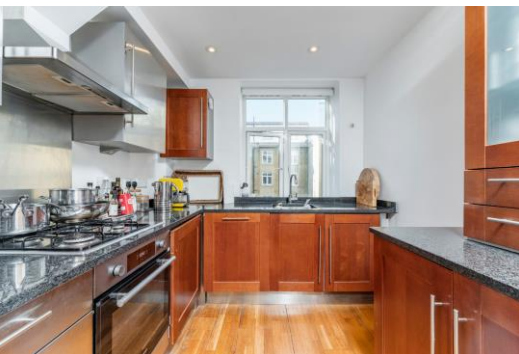


# Woodlands Heights

Vanbrugh Hill, SE3

Offers in excess of £500,000

A bright, dual-aspect 2 bedroom 2 bathroom apartment on the 2nd floor of the Woodlands Heights development on Vanbrugh Hill. Perfect for first time buyers.



# Woodlands Heights

## Vanbrugh Hill, SE3

- Two double bedroom apartment
- Two bathrooms, En-suite and family bathroom
- Westcombe Park area of Blackheath
- Maze Hill station close by
- Allocated parking space
- Lease 978 years approx
- Service charge £3686 pa
- Ground rent £250





A charming & bright dual-aspect 2 bedroom 2 bathroom apartment on the 2nd floor of the Woodlands Heights development on Vanbrugh Hill. The apartment boasts 862sq ft of living space, an abundance of natural light via its large windows, & a large reception room. The property also offers 2 double bedrooms, a modern kitchen & a very pleasing outlook over the communal grounds & towards Canary Wharf.

Woodlands Heights was built in 1927, originally as nurses' accommodation for nurses working in the local hospital. It was converted to residential apartments in 2004. The development is situated between East Greenwich & Blackheath, close to the large green open spaces of Greenwich Park & the Heath. The property is located extremely conveniently, only 300-350m from Maze Hill station for mainline stations into London Bridge or Waterloo, & connections to Canary Wharf via the DLR at Greenwich.

**Tenure:** Leasehold 977 years 10 months

**Service Charge:** £3686.48

**Ground Rent:** £250 doubling each and every 25th anniversary of the Commencement Date of the Term for the first 75 years.

**Council Tax Band:** D

**Local Authority:** Greenwich London Borough Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)	75	82
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

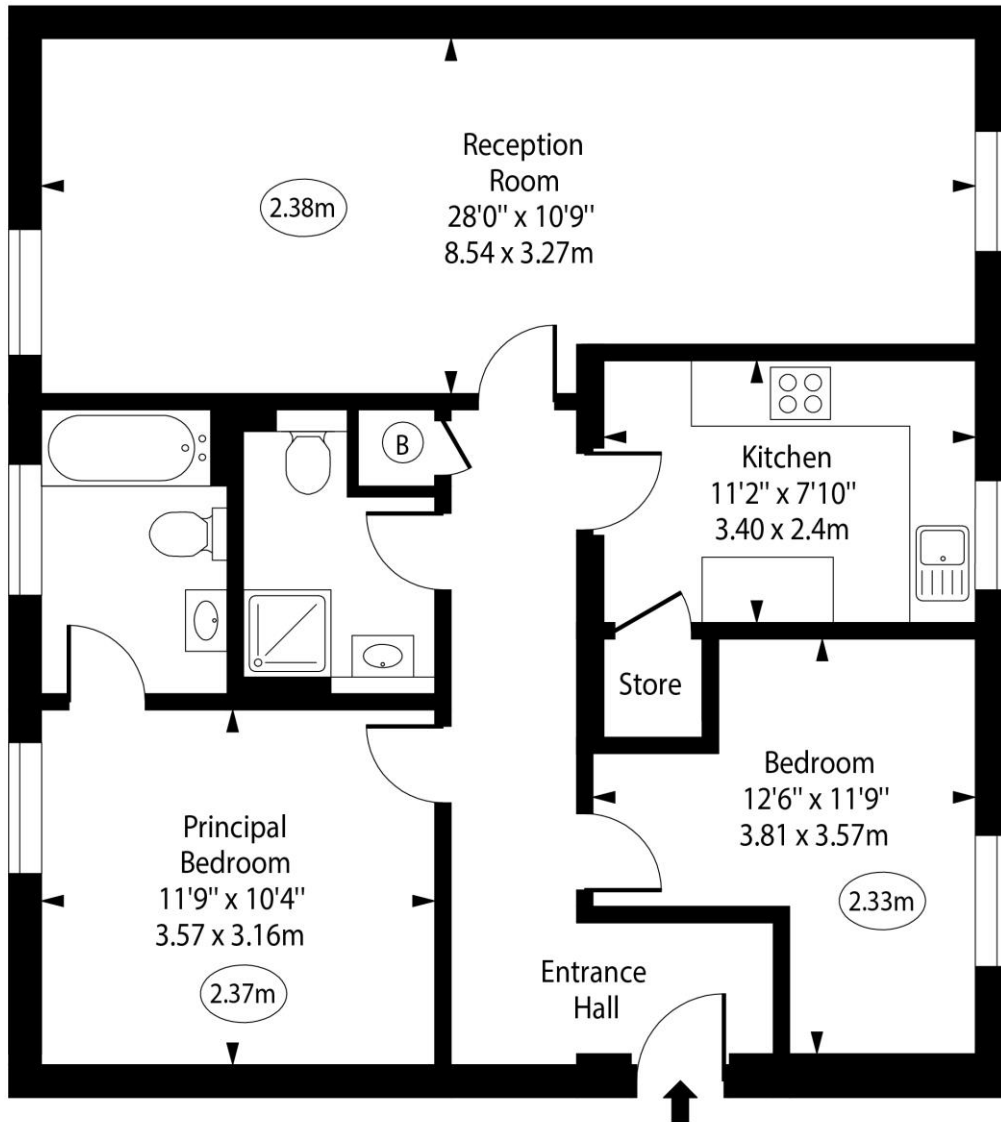
### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island  
28 Harbour Exchange Square  
London  
E14 9GE  
canarywharf@chestertons.co.uk  
020 7510 8300  
chestertons.co.uk



## Woodlands Heights, SE3

○ - Ceiling Height



Second Floor

Approx Gross Internal Area      862 Sq Ft - 80.08 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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