



**Shooters Hill Road, Blackheath, SE3 7HU**

**£ Share of Freehold**

A well-presented two bedroomed flat, the whole of the first floor of this imposing Victorian house, located almost opposite the junction with Kidbrooke Park Road, less than a mile across the heath from Blackheath Village. Westcombe Park station, and the shops at Blackheath Standard, are even closer to hand.

The flat has a very large, open-plan kitchen/living space, with wonderful natural light from three tall, south-facing sash windows. The main bedroom, with wardrobes and a fireplace, is a good double and the second is a generous single. The bathroom has a bath and separate shower too.

**The Accommodation Comprises:**

Open-plan Kitchen/Living Room, Two Bedrooms, Bathroom, Gas Central Heating, Parking Space, Communal Garden, Driveway Parking, No Chain.

**EPC: D**

**Council Tax Band: D Greenwich**

**LEASE: 999 years from 1983**

**GROUND RENT:**

**£0**

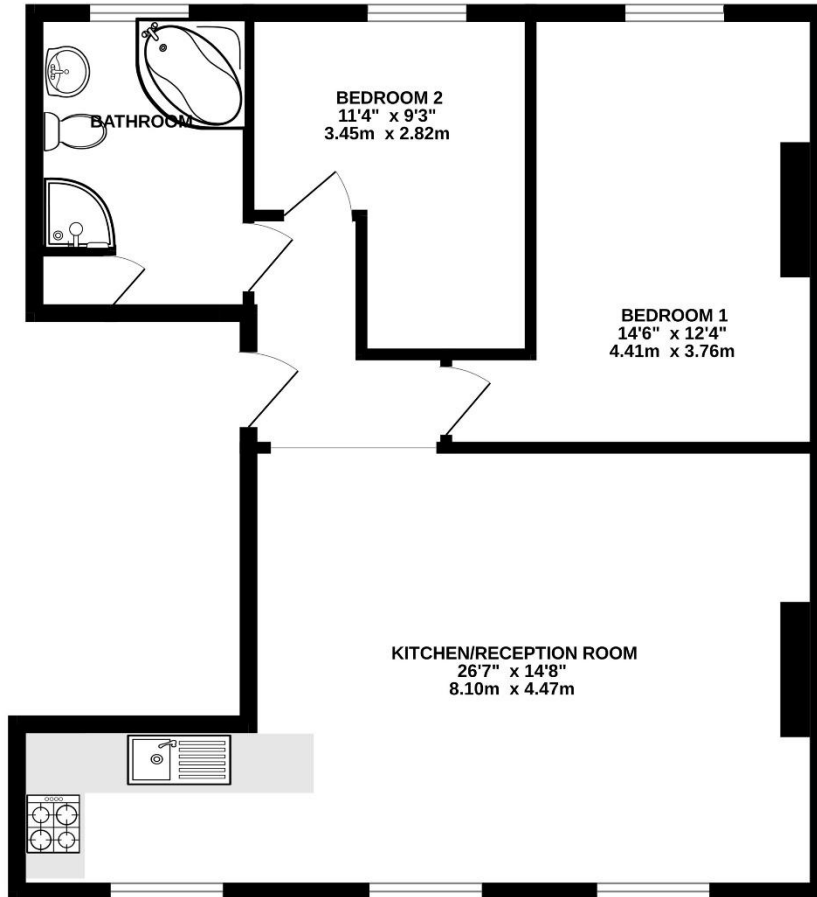
**MAINTENANCE:**

**£1020 p.a.**





FIRST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.**