



**Hall Floor Flat, Shooters Hill Road, SE3 7BG**

**£ Share of Freehold**

A lovely conversion flat, the whole hall floor of this grand Victorian house, well located on the southside of Shooters Hill Road, close to the junction with Kidbrooke Grove. The flat has a very large, elegant reception room with high corniced ceiling, period fireplace and enormous, shuttered sash windows. Off this is the compact but well fitted kitchen. There are two good bedrooms, both with almost floor-to-ceiling, south-facing sash windows that open onto the balcony at the rear, and a beautifully fitted bathroom. At the far end of the hall there is a stable door onto a second balcony with steps down to the small private patio garden. Blackheath village and station are a pleasant 1 mile walk away across the Heath

**The Accommodation Comprises:**

Entrance Hall, Reception Room, Kitchen, Two Bedrooms, Bathroom, Private Patio Garden, Gas Central Heating, No Chain.

**EPC: D Council Tax Band: D Greenwich**

**Lease Term: 999years from 2012**

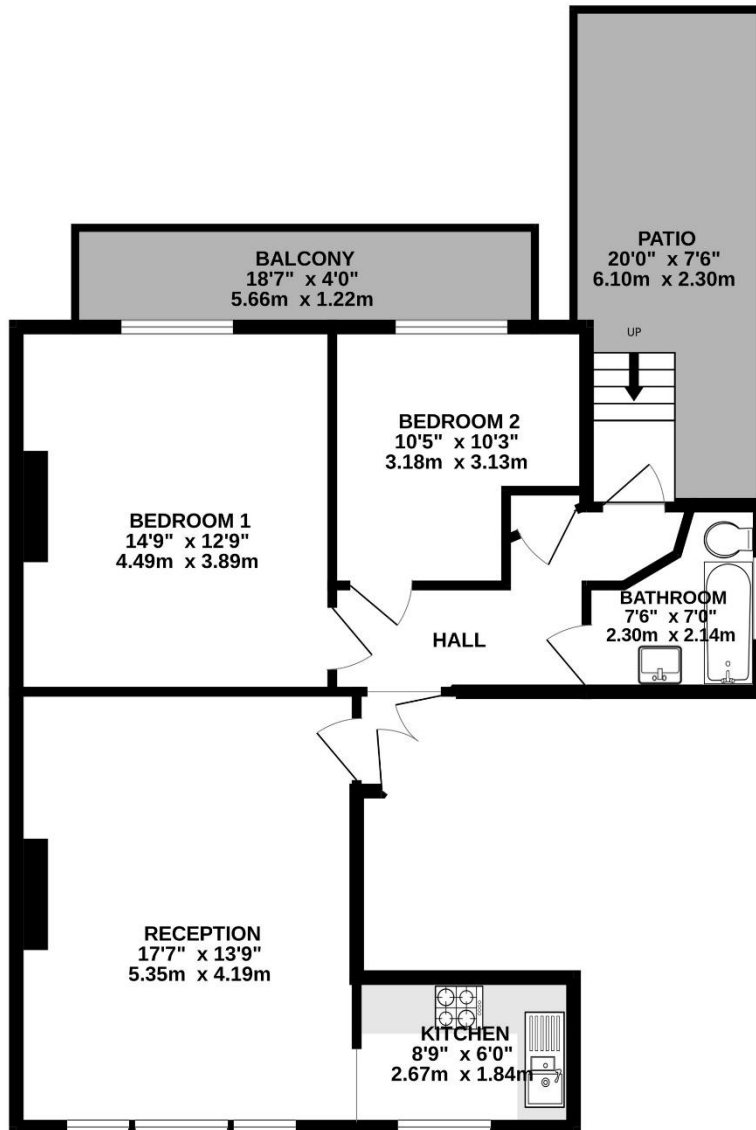
**Ground Rent: £0 p.a.**

**Maintenance: 25% as and when**





GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 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.