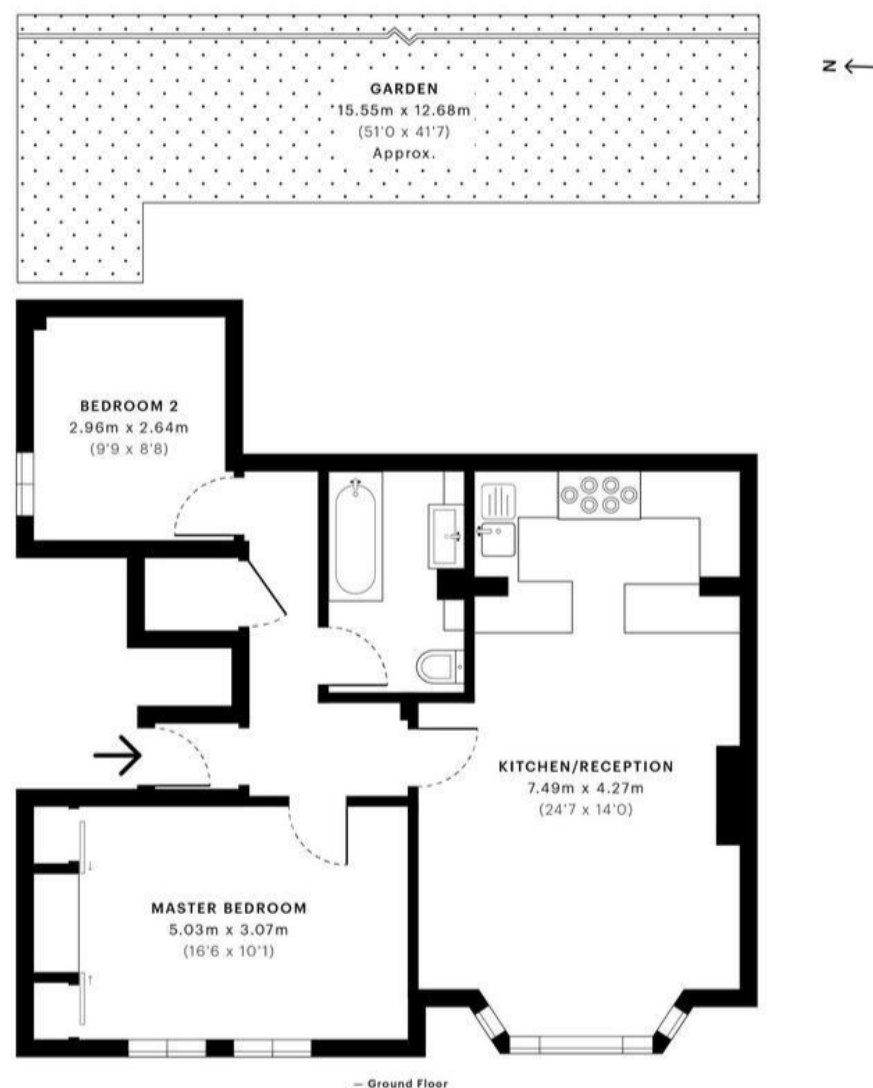


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	74
	EU Directive 2002/91/EC	



Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website www.proctors.london



Viewing by appointment with our Petts Wood Office - 01689 606666

Flat 1, 14 Glenluce Road, Blackheath, London, SE3 7SB

Guide Price £575,000 Share of Freehold

- Period Semi-Detached
- Two Generous Bedrooms
- Leafy Conservation Area
- Fully Applianced Kitchen
- GF Conversion Apartment
- Social Living Space
- Near Westcombe Park
- Share of Freehold

Flat 1, 14 Glenluce Road, Blackheath, London, SE3 7SB

GUIDE PRICE £575,000 - £600,000

This ground floor apartment forms part of a period semi-detached house, occupying a desirable aspect within the leafy Westcombe Park Conservation Area, within easy walking distance of Royal Standard amenities and Westcombe Park mainline station. The well-presented accommodation comprises two generous bedrooms, a sizeable living space of 7.36m by 4.12m, open plan kitchen, dining area with bespoke banquette seating, main sitting area with a period bay window, and contemporary bathroom. Features include interior window shutters to front aspect, natural wood flooring, stainless steel Rangemaster double oven with six burners, integrated kitchen appliances, mirrored wardrobes, gas central heating and double glazed windows, to name a few. Outside you will note a delightful shared garden laid to lawn and frontage for parking. The property is ideally placed for Westcombe Park station (both Southeastern and Thameslink services - 13 minutes to London Bridge), a short bus ride to the Elizabeth Line, Royal Standard amenities for local transport links, reputable nearby schools, Greenwich Park (6 minute walk) and Blackheath Common, plus boasting close proximity to the trendy Blackheath and Greenwich Village for a variety of restaurants, cafe's, pubs and culture. Exclusive to PROCTORS.

Location

From Westcombe Park, bear left into Station Crescent, turn right into Westcombe Hill and bear right into Glenluce Road.



Ground Floor

Entrance Porch

Shared entrance door, built-in cupboard housing electric meter.

Entrance Hall

Solid entrance door, natural wood flooring, radiator cabinet, entry phone, deep under stairs storage cupboard.

Social Living Space

7.36m x 4.12m (24' 2" x 13' 6") (Into bay window)

Lounge Area

Double glazed bay window to front, fitted window blinds, radiator cabinet, media cabinet with display shelving with LED strip lighting, recessed LED ceiling lights, dining area with bespoke fitted cushion seating, wall light, storage cupboards.

Kitchen Area

Range of Shaker style wall and base cabinets, stainless steel Rangemaster double oven with six gas burners, stainless steel extractor chimney, ceramic sink unit and drainer on solid bamboo work surface, integrated

dishwasher, integrated fridge and freezer, ceramic tiled floor, recessed LED ceiling lights.

Bedroom One

4.61m x 2.95m (15' 1" x 9' 8") (Into wardrobes) Two double glazed windows to front with storm shutters, radiator cabinet, fitted wardrobes with mirror sliding doors, recessed drawers and recessed mirror, concealed wall mounted central heating boiler (serviced 2024).

Bedroom Two

2.83m x 2.43m (9' 3" x 8' 0") Double glazed window to rear, radiator.

Bathroom

White suite comprising bath with shower, spray and rainforest attachments, hand wash basin on vanity unit, WC, wall mounted storage cabinets, recessed ceiling lights, extractor fan, chrome heated towel rail, Travatine walls and floor, recessed mirrored cabinet.

Outside

Shared Garden

Access to gated shared garden, mainly laid to lawn with mature shrubs and trees, communal garden shed, side pedestrian right of way.

Parking

Communal parking to the front aspect. Permit parking available in the road via Greenwich Council.

Additional Information

Council Tax

Local Authority : Greenwich Council
Council Tax Band : D

Tenure

Share of Freehold (1 of 5 flats).
Lease Term: TBA

Ground Rent

Nil.

Service Charge

£50.00 per month.