





The current owners will be sad to leave this beautiful 2/3 bedroom period home, but are confident the new owners will love living at the property as much as they have!

Victorian character and charm are in abundance and this townhouse stands proud in a picturesque terrace. It's a perfect place for a couple or young family with the Heath just under a mile away and vibrant Blackheath Village and historic Greenwich Park both within walking distance. There are numerous mother and baby groups in the area and a selection of "good" to "outstanding" Ofsted rated schools.

Commute? Take your pick of either Westcombe Park (Zone 3) which is 0.8 miles or if you fancy a leisurely, scenic stroll there is Blackheath Station which is 1.3 miles, in addition to plenty of major bus routes which are easily accessible from Blackheath Standard just around the corner.

The property itself offers some original and quirky features, all of which helped to entice the current owners to move in and call it home. On the lower ground floor the open plan kitchen is a great entertaining space with a wood burner style fire and to the front is some useful outside storage space. The attractive rear garden is an extension of the house for al fresco dining on those balmy summers evenings, and also benefits from some plentiful fruit trees.

Situated on the hall floor is an attractive reception room which has the option of being used as a third bedroom and a huge updated family bathroom. On the top floor are two double bedrooms, the master bedroom in particular is extremely spacious with plenty of room for multiple wardrobes and storage. The loft provides plenty of storage space. The current owners replaced the carpets last year and there are nice varnished floorboards underneath.

Blackheath Standard is just around the corner with a good selection of shops including an M&S food store and Blackheath Rugby Club is within a stones throw, which also has tennis, squash and cricket clubs.



A great home well worth a look.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Please refer to

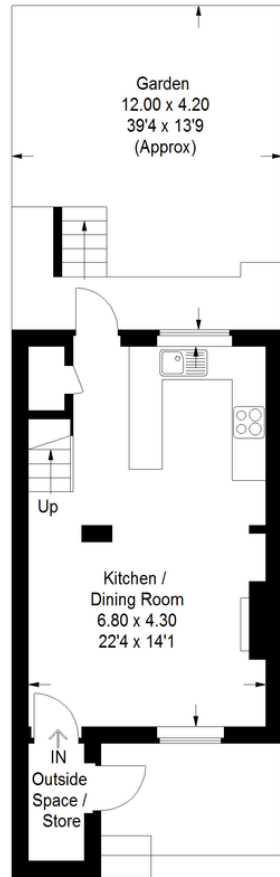
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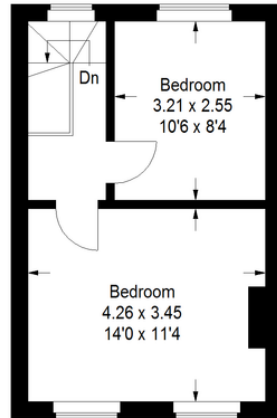


15 Lizban Street, SE3

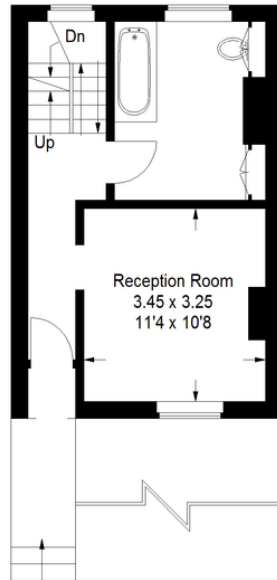
Approximate Gross Internal Area
(Excluding Outside Space / Store)
86.3 sq m / 929 sq ft



Lower Ground Floor



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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