



Woolwich Road, Greenwich, SE10 0RJ

£525,000

Spectacular 1,527 Square Foot 3 Bed, 2 Bath UF Live/Work Unit situated close to Westcombe Park BR station and easily accessible to Greenwich North Jubilee Line. Greenwich Park and Blackheath offer relatively uncrowded enjoyment of green areas with flower gardens and outdoor tennis court facilities, picturesque Blackheath Village and Naval Greenwich with the Royal Observatory, Greenwich University and the Navy Museum have made this part of South East London a must see stop for London tourists.

- View over the eco-pond, park and river beyond
- Balcony
- 24 hour Porterage/security
- Investment Only



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Blenheim Court is slated to be one of the area's boutique developments with an emphasis on build quality and large sized apartments. It is a low rise building of 3 floors comprising luxury flats and live/work units. (A live/work unit is a part residential/ part commercial property with the tax advantage for those that work from home of being able to set off expenses of business rates and rent on a percentage basis against the business. While the percentage is set and recognised by the council at inception, those that want the whole unit for residential purposes only can do so by asking the rates assessor to come over for a free visit to re-rate the property.

This Ground and First Floor Live/Work Unit comprises its own private entrance from street level opening up into an open plan lounge and kitchen with a double and a single bedroom with a guest bathroom on the lower floor. The upper floor is made up of a double bedroom with an en-suite shower room and a separate entrance into the work area/second reception.

Earliest viewing recommended for hopeful tenants. Images for this property are computer generated, similar units by the same

developer and general pictures of the area and should be used for guideline purposes.

SPECIFICATIONS

L/W Units Gas Fired Central Heating
Individualised Electrical Hot Water Tanks
Penthouses Comfort Heating Systems
Fitted Kitchen with modern worktops. Oven, hob, cooker hood, washer/dryer, fridge/freezer and dishwasher.
Stainless Steel 1 X bowl inset sink with single drainer
Tiled splash back in kitchen, bathroom en-suite and WC
White sanitary ware with chrome fittings
Halogen down lighters in halls, kitchens and bathrooms

MEASUREMENTS

Ground Floor

RECEPTION AREA: 25ft2 X 15ft5
BEDROOM: 11ft8 X 10ft7
BEDROOM EN-SUITE: 9ft9 X 3ft4

First Floor

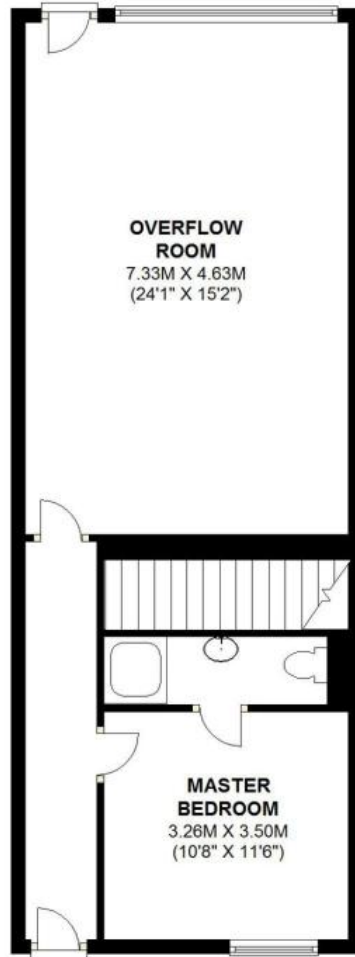
LOUNGE (OPEN PLAN TO KITCHEN): 24ft11 X 15ft5
MASTER BEDROOM: 14ft6 X 8ft7
THIRD BEDROOM: 14ft6 X 6ft6
GUEST BATHROOM: 7ft3 X 6ft4



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

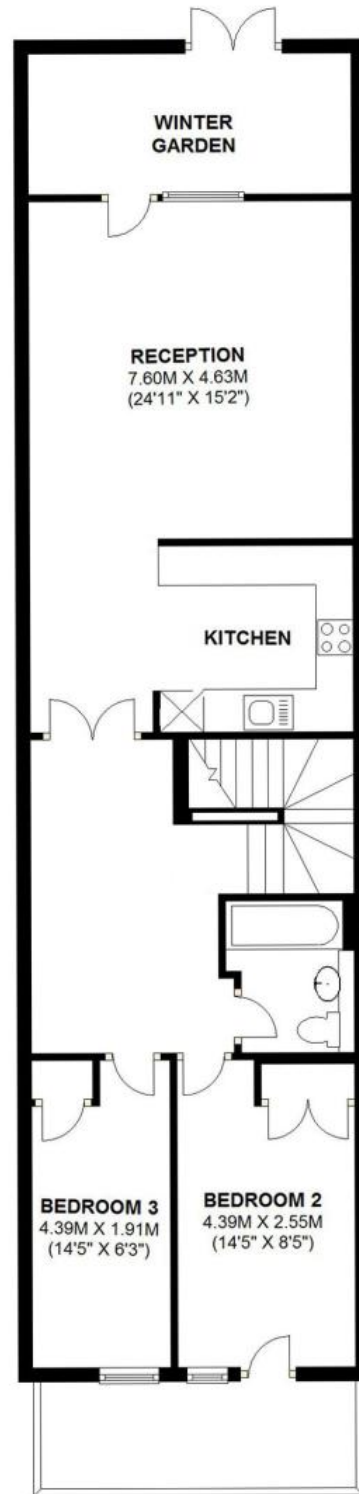
Environment Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
APPROX. 57.7 SQ. METRES (621.5 SQ. FEET)



TOTAL AREA: APPROX. 148.2 SQ. METRES (1595.3 SQ. FEET)

Woolwich Road



FIRST FLOOR
APPROX. 90.5 SQ. METRES (973.8 SQ. FEET)

655 Commercial Road, London, E14 7LW

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