



## Woolwich Road, Greenwich, London, SE10 0RJ

**£550,000**

Spectacular 1,642 Square Foot 2 Bed, 2 Bath UF Live/Work Unit situated close to Westcombe Park BR station and easily accessible to Greenwich North Jubilee Line. While 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.

- 1,642 Square Foot
- Double bedroom
- En-suite bathroom

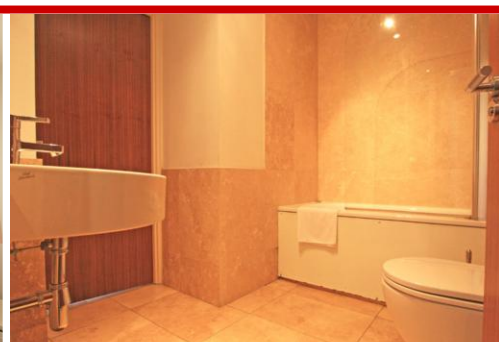


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While Greenwich Park and Blackheath offer relatively uncrowded enjoyment of green areas with flower gardens and outdoor tennis court facilities, picturesque Blackheath Village and Naval Greenwich with the Royal Observatory, Greenwich University and the Navy Museum have made this part of South East London a "must see" stop for London tourists. A strip mall to the east (Sainsburys, Asda, BQ, Comet), MS stores at Blackheath Standard and Greenwich as well as open air markets provide a huge support infrastructure. Notwithstanding the aforementioned, the area's school offerings public as well as private schools (Blackheath High School, Blackheath Prep, Pointers, Colfe's) also within bus routes of some of the capital's best schools are proving a huge attraction to families with parents at Canary Wharf.

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 bedroom with a bathroom and work space area on the lower floor. The upper floor is made up of a double bedroom with an en-suite shower room and a second reception.

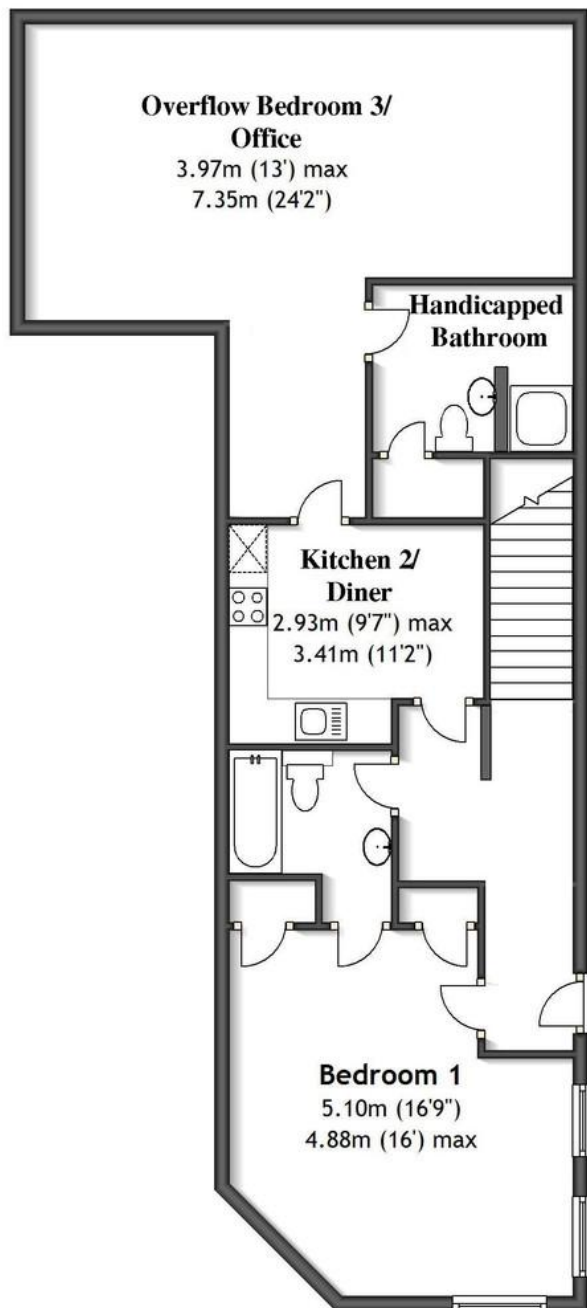






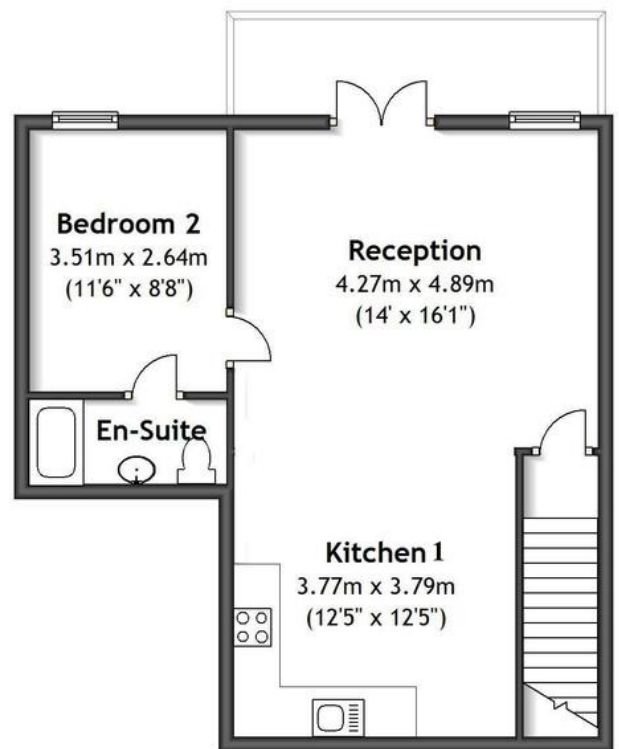
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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



### Ground Floor

Approx. 84.9 sq. metres (913.8 sq. feet)



### First Floor

Approx. 58.1 sq. metres (625.8 sq. feet)

Total area: approx. 143.0 sq. metres (1539.6 sq. feet)

**Woolwich Road**

**655 Commercial Road, London, E14 7LW**

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