



A superb semi-detached family home, located close to superb transport links and within the catchment area for Invicta Primary School and Halstow School. The property is being sold chain free.

**Westcombe Hill, London, SE3**

£1,100,000 Freehold

**savills**







- Abundance of natural light
- Basement and loft
- Excellent transport links
- Garden
- Large open plan kitchen

### About this property

Upon entering this beautiful property, you will notice an abundance of natural light, which is a common theme throughout.

This house benefits from a large open plan kitchen/dining room with a conservatory that looks out on to the rear garden. The ground floor also has a separate guest cloakroom, as well as ample storage, including access to the basement and loft.

The main bedroom is located on the first floor, with an abundance of natural light, and has an en-suite. The second bedroom can easily accommodate a double bed and has a view of the rear garden. To the back of the property are two additional bedrooms and a family bathroom.

The garden benefits from a summer house which can be used as a gym, playroom, office or workshop.

Further benefits of note include double glazing, solid wood flooring to the ground floor, off street parking.





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### **Local Information**

Westcombe Park is located close to Blackheath village, offering an array of shops and just miles away from Royal Greenwich Park. Other local amenities include the O2, IKEA, Cinema and the Emirates Air Line Cable Car.

All times and distances are approximate

### **Tenure**

Freehold

### **Local Authority**

Royal London Borough of Greenwich

### **Council Tax**

Band = E

### **Energy Performance**

EPC Rating = D

### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone:

+44 (0) 20 7531 2530.







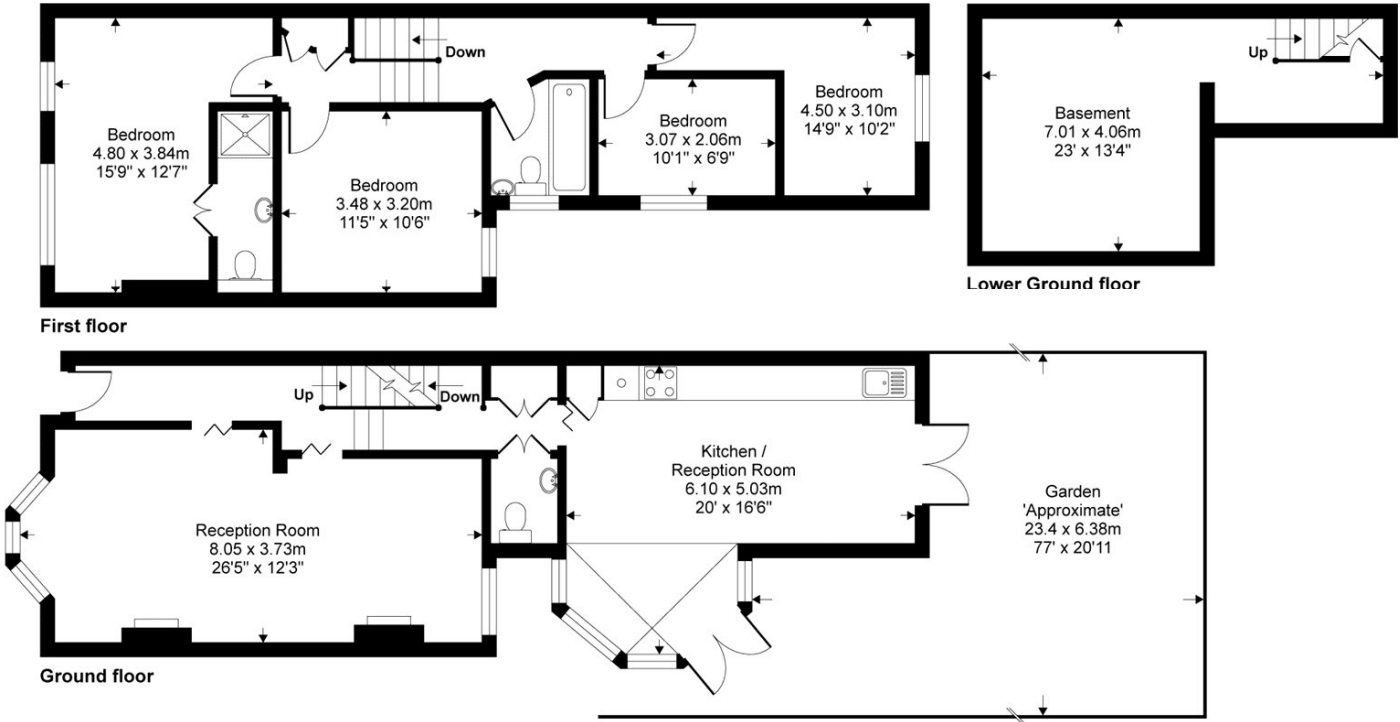
Westcombe Hill, London, SE3  
Gross Internal Area 1567 sq ft, 145.6 m²

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Westcombe Hill, London, SE3

Gross internal floor area (approx):  
145.5 sq m / 1567 sq ft  
For Identification only - Not to scale  
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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