



**BEACONSFIELD CLOSE, BLACKHEATH, LONDON, SE3 7LH**  
**£450,000 LEASEHOLD**

**SPANNING ALMOST 800 SQ FT. AND WITH RARELY AVAILABLE DIRECT ACCESS TO THE COMMUNAL GARDENS IS THIS WELL PRESENTED THREE BEDROOM GROUND FLOOR APARTMENT, SOLD CHAIN FREE.**

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### DESCRIPTION:

Spanning almost 800 sq ft. and with rarely available direct access to the communal gardens is this well presented three bedroom ground floor apartment, sold chain free.

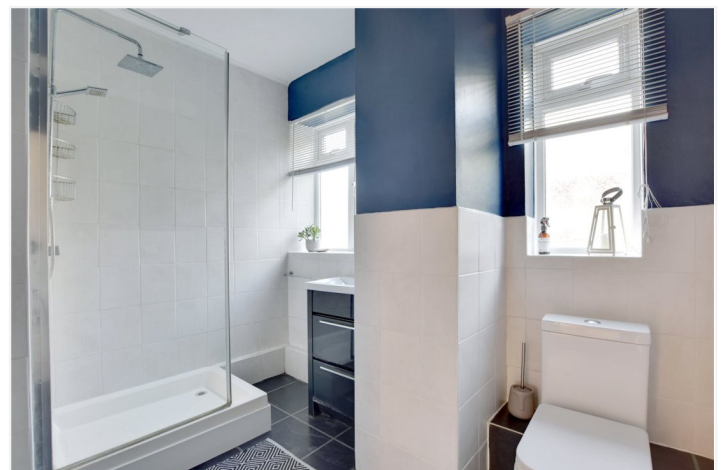
The property is in good condition throughout and briefly comprises; a large (14'8x12') reception room with direct access onto the communal garden, a great sized (12'9x12'5) master bedroom as well as two further double bedrooms. The kitchen also offers access to the communal gardens and there is a large modern shower room.

This would be ideal for a first time buyer or as an investment purchase and your earliest viewing is highly recommended. Virtual tours are available on all the usual websites and portals.

The property is located just 260 metres from Westcombe Park station. The popular open spaces of Greenwich Pleasance and Greenwich Park are just a short walk as is the highly sought after Halstow Primary School.

### AT A GLANCE

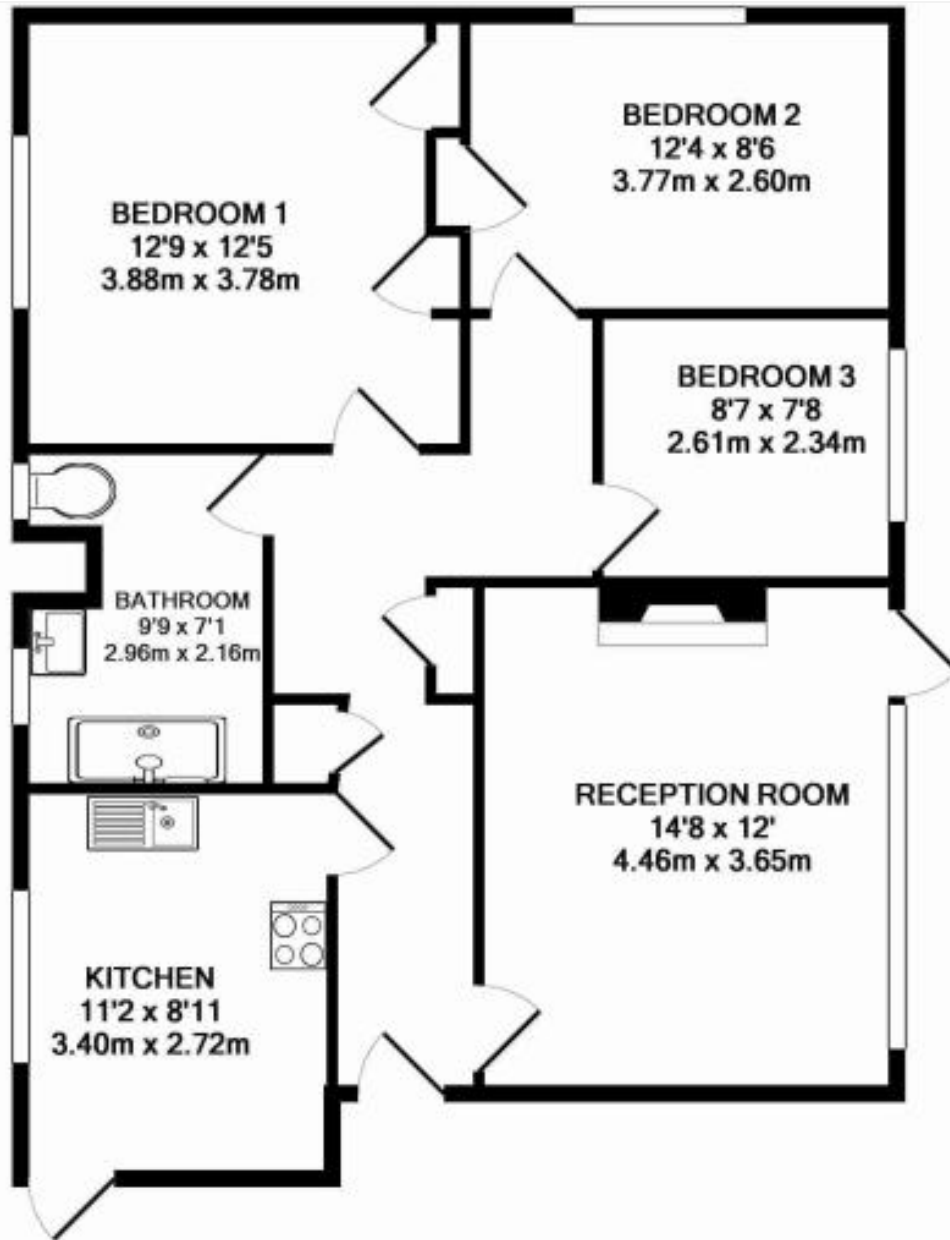
- three bedrooms
- ground floor
- direct access to communal gardens
- chain free
- good condition throughout
- close to Westcombe Park Station
- moments from Greenwich Park
- 792 sq ft.







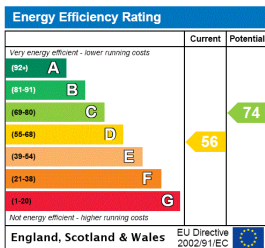




TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.



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