



MYCENAE ROAD, BLACKHEATH, LONDON, SE3 7AX  
**£450,000 LEASEHOLD**

**A BRIGHT AND STYLISH TWO BEDROOM, TWO BATHROOM, SECOND FLOOR (TOP) APARTMENT TUCKED AWAY IN A VERY QUIET LOCATION JUST BEHIND MYCENAE HOUSE AND WITHIN EASY REACH OF GREENWICH PARK AND WESTCOMBE PARK STATION.**

Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

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## DESCRIPTION:

The property is in excellent decorative order with video entry phone, wood flooring, double glazed windows and under floor heating throughout.

The accommodation comprises a 22'3 lounge diner with a very attractive modern Stoneham kitchen, breakfast bar, dishwasher and pantry cupboard. There is a very large 16'1 x 9'3 dual aspect master bedroom with modern ensuite shower room, a 12'6 x 6'9 second bedroom with built in wardrobes and a luxurious bathroom. Both the bathroom and the ensuite incorporate Villery & Boch fittings. There is extra storage in the hallway with a built in cupboard. The interior to the reception room, hallway and bathroom all benefit from natural light provided by skylights to each room. The property further benefits from a very long lease, (150 years from 2007) and a parking space behind electronic gates.

This is a superb apartment and viewing is highly recommended. There is no chain. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

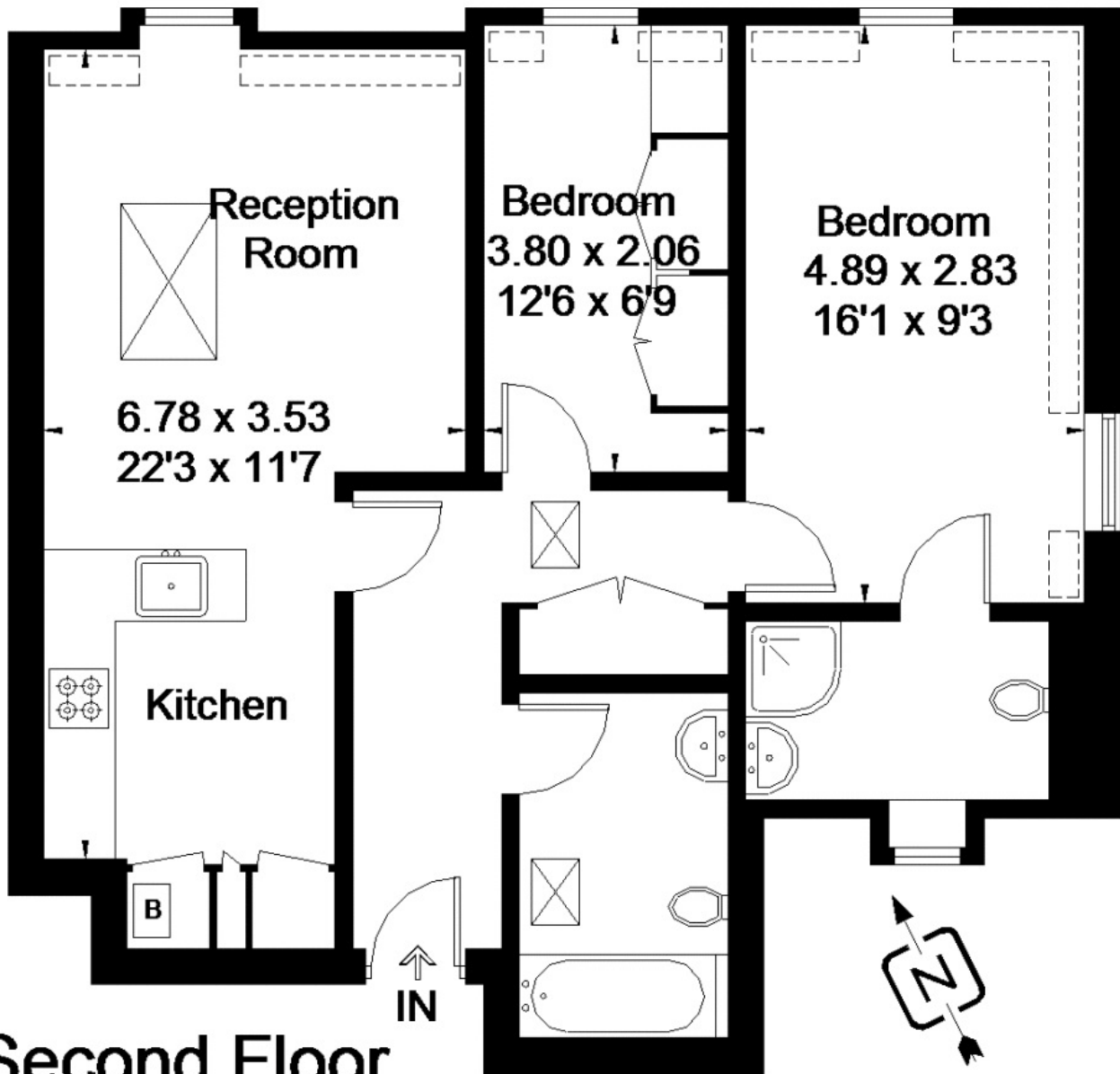
Mycenae Road a popular after road within the Westcombe Park area in Blackheath. The property is within 400 metres from the heath and 650 metres from Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south 0.9 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.8 miles to the west you will find the historic Greenwich town centre. Finally, 360 metres to the east is Blackheath Standard, with daily conveniences including M&S Food Hall. Blackheath Station, Westcombe Park Station and Maze Hill Station are all just a short walk, with the DLR within easy reach from Greenwich.







= Reduced headroom below 1.5m / 5'0



# Second Floor

Approximate Gross Internal Area  
64 sq m / 689 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(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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