





MYCENAE ROAD, BLACKHEATH, LONDON, SE3 7SF

OFFERS IN EXCESS OF £375,000 SHARE OF FREEHOLD

A STUNNING ONE DOUBLE BEDROOM PERIOD CONVERSION FOUND ON THE HALL FLOOR (RAISED GROUND) OF THIS IMPRESSIVE FOUR STOREY VICTORIAN HOME WHICH HAS BEEN RECENTLY REFURBISHED THROUGHOUT TO A HIGH STANDARD AND LOCATED JUST 175 METRES FROM WESTCOMBE PARK STATION.

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DESCRIPTION: The property is in excellent decorative order with high ceilings, feature radiators, stripped floorboards and wood flooring, coving, timber framed sash windows, plantation shutters and gas fired central heating. The accommodation briefly comprises; a large 15'5 x 13' reception room with fireplace and large bay window, a very attractive modern kitchen with wooden worktops, integrated appliances including dishwasher, fridge freezer, Smeg oven, AEG induction hob and Perrin & Rowe mixer tap as well as a newly installed boiler in 2019. There is a superb bathroom with rolltop bath with shower and a good size master bedroom. The property further benefits from a communal garden and is sold with a share of the freehold.

This is wonderful apartment and your immediate viewing is highly recommended. Video tour can be seen at Winkworth.co.uk

Mycenae Road is a popular road within the Westcombe Park area in Blackheath. An outstanding location to take advantage of local amenities in almost all directions. Walking just 600 metres to the south is Blackheath Standard, with daily conveniences including M&S Food Hall. Blackheath Village is 1.1 mile, which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.87 miles to the west you will find the historic Greenwich town centre. Transport links are great with Westcombe Park railway station just 175 metres providing regular services into London Bridge and Cannon Street as well as the new Thames Link service. With regular buses down to the O2 and Jubilee line into central London from North Greenwich and the DLR from Greenwich. A short walk away are sought after primary schools including Sherington, Invicta and Halstow. There are several independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College. The property is within 900 metres of Greenwich Park and 200 metres of Greenwich Pleasaunce.

AT A GLANCE

- one double bedroom
- excellent condition throughout
- communal garden
- 175 metres from Westcombe Park Station
- close to Greenwich Park
- hall floor flat
- share of freehold
- close to Blackheath Village & Station









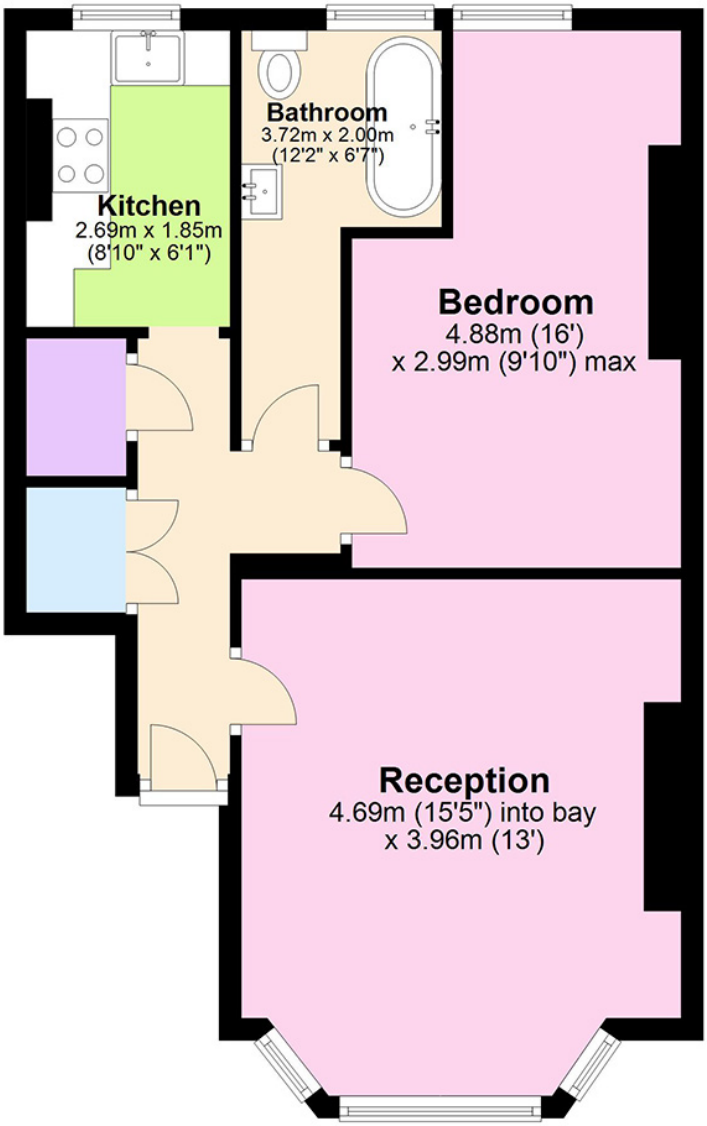






Raised Ground Floor

Approx. 49.3 sq. metres (530.3 sq. feet)



Total area: approx. 49.3 sq. metres (530.3 sq. feet)

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.

