



Wemyss Road, Blackheath, London, SE3

£650,000 *Leasehold*



A beautifully presented and larger than usual, two double bedroom first floor apartment with lift access, a private balcony and secure allocated gated parking, set within a sought-after modern development in the very heart of Blackheath Village.

KEY FEATURES

- beautifully presented first floor apartment
- superb open-plan kitchen/reception room with treble aspect
- small private balcony with views towards the heath
- lift access and secure allocated gated parking
- set in the heart of Blackheath Village, moments from the station
- offered chain free



Blackheath

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The property offers bright and well-proportioned accommodation, extending to approximately 907 sq ft. The standout feature is the superb open-plan kitchen/reception room, a generous treble-aspect living space with excellent natural light and direct access onto a small balcony enjoying views towards the heath. The kitchen is neatly arranged with modern fitted units and integrated appliances, creating an ideal space for both everyday living and entertaining.

There are two good-sized double bedrooms, including a particularly spacious principal bedroom with fitted wardrobes, along with a large contemporary bathroom. Further benefits include double glazing, utility cupboard, entryphone system, lift service, a secure allocated underground parking bay and no onward chain.

Wemyss Road is a highly sought-after address, perfectly positioned in the heart of Blackheath Village, with its excellent selection of boutique shops, cafés, restaurants, bars, popular farmers' market and mainline station. The heath is quite literally on the doorstep, while Greenwich Park is approximately 800 metres away, with historic Greenwich town centre beyond.

Greenwich offers a wonderful mix of history, culture and village charm, including the Royal Observatory, National Maritime Museum, Queen's House, Cutty Sark and the renowned covered market, together with a wide range of independent shops and eateries. Transport links are excellent, with Blackheath station providing regular services to London Bridge, Charing Cross, Cannon Street and Victoria, while Lewisham DLR is also within easy reach for Canary Wharf and the City.

The area is also well served by a number of highly regarded schools, including Blackheath Preparatory School, The Pointer School, Heath House, Blackheath High, Colfe's and Eltham College, as well as Ofsted "Outstanding" John Ball and St Margaret's primary schools.



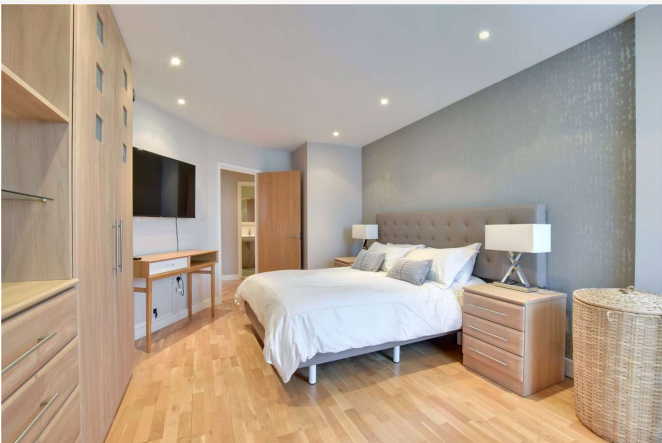
MATERIAL INFORMATION

Tenure: Leasehold
Term: 104 year and 0 months
Service Charge: £3500 per annum
Ground Rent: £ 400 Annually (subject to increase)
Council Tax Band: D
EPC rating: E
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	54 E
21-38	F		
1-20	G		

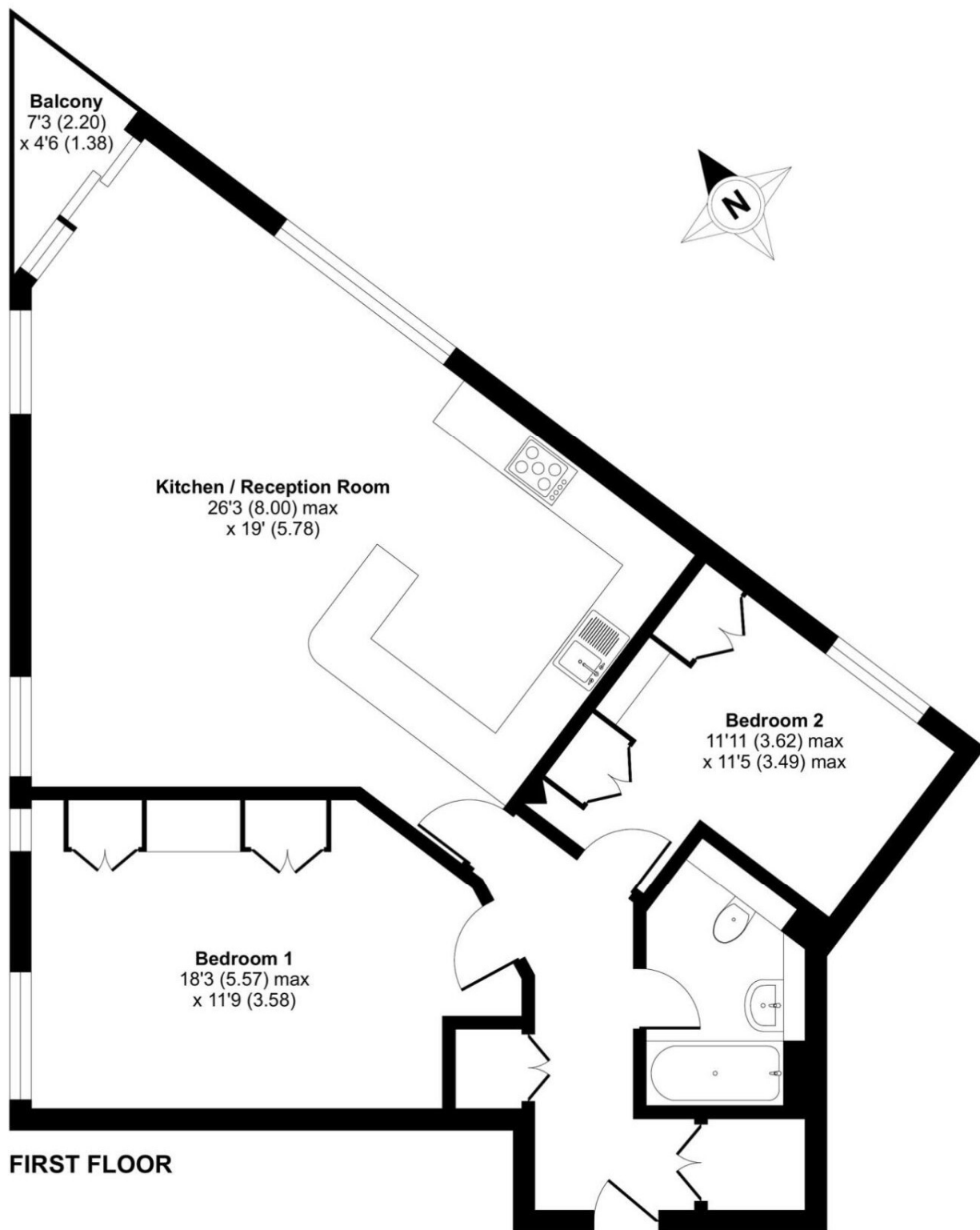
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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





Approximate Area = 907 sq ft / 84.2 sq m
For identification only - Not to scale

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