

Lee Park, Blackheath, London, SE3

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Guide Price £350,000-£370,000 *Leasehold*

A stunning and much improved, two bedroom apartment with a garage, found on the ground floor of this popular modern block just 700 metres from Blackheath Village.

KEY FEATURES

- two bedrooms
- ground floor
- off street parking
- garage
- moments from Blackheath Village & station
- communal gardens
- 640 sq. ft







The accommodation comprises; entrance hall with two good sized storage cupboards, a welcoming reception room with large windows ideal for relaxing or entertaining and a stylish kitchen with sleek units, metro-tiled splashbacks, and breakfast bar. space for a dining table. The master bedroom has fitted wardrobes, while the second is ideal as a guest bedroom, nursery or study. Finally is a modern bathroom with contemporary tiling and fittings and a separate WC.

Further benefits include a large communal garden, garage en bloc, residents parking and is sold chain free and with a extended lease with 118 years remaining.

This is a great apartment in a superb location, perfect for first time buyers and buy to let investors. Early viewing is essential.

Willowcroft is a popular small modern block located just 700 metres Blackheath Village and sits on the leafy Lee Park, SE3. Blackheath Village offers an array of boutique shops, farmers market, restaurants, bars and station. The heath is a 10 minute walk and the fabulous Royal Greenwich Park is just 0.9 miles with Greenwich town centre beyond. Greenwich's covered market is one of London’s best and attracts people from all over the capital.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London, just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by as are local shops and amenities including Sainsbury's and Marks and Spencer’s food, within a very short walk.





MATERIAL INFORMATION

Tenure: Leasehold
Term: 117 year and 2 months
Service Charge: £2460 per annum
Ground Rent: £ 100 Annually (subject to increase)
Council Tax Band: C
EPC rating: D
Is the property listed: Property is not listed

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

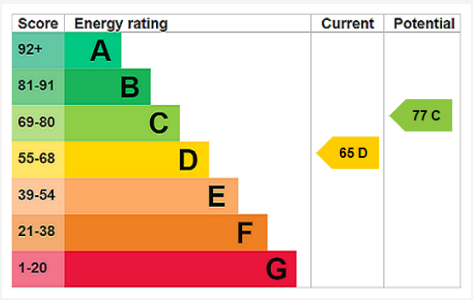
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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









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https://www.winkworth.co.uk/sale/property/BLA250135

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.



Ground Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



Total area: approx. 59.5 sq. metres (640.2 sq. feet)

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