

Stratheden Road, Blackheath, London, SE3

2 1 2

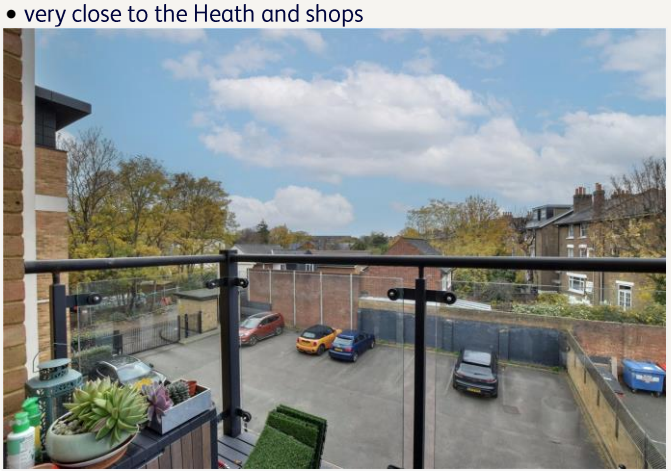
Guide Price £500,000-£530,000 *Leasehold*

A beautifully presented two double bedroom, two bathroom modern apartment with a private balcony and allocated gated parking, situated on the second floor of a well-managed development just moments from Blackheath Heath, Greenwich Park and Blackheath Village. Chain free.

KEY FEATURES

- spacious open-plan living
- private balcony
- allocated gated parking
- second floor with lift
- well-managed block with low service charges
- chain free sale
- very close to the Heath and shops





Blackheath

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Situated on the second floor with lift access, this bright and spacious apartment has been extremely well maintained by the current owners and offers excellent accommodation throughout.



The property comprises a welcoming entrance hall with utility and storage cupboard, leading to a superb open-plan reception room with ample space for both living and dining, a modern fitted kitchen with integrated appliances and direct access to a private balcony. There are two generous double bedrooms, including a principal bedroom with an en suite shower room, together with a contemporary family bathroom.

Further benefits include an allocated parking space within a secure gated car park, a boiler installed approximately two years ago and the considerable advantage of being situated within a well-maintained and efficiently managed development with very reasonable service charges.

This is an excellent apartment that would make an ideal first-time purchase, London home or downsize, combining modern living with a superb Blackheath location. Offered to the market chain free, your immediate viewing is highly recommended.

De La Mere Court is superbly positioned on Stratheden Road, just 375 metres from the open heath and approximately 600 metres from Greenwich Park, offering wonderful green spaces virtually on the doorstep.



Blackheath Village is approximately 0.6 miles away and offers a fantastic selection of independent boutiques, cafés, restaurants, bars and a popular farmers' market. The historic Greenwich town centre is also within easy reach, with its famous market, riverside attractions, Royal Observatory and excellent choice of shops and restaurants.

Even closer is Blackheath Royal Standard, just a short walk away, providing an excellent range of everyday amenities including an M&S Food Hall, independent shops, cafés and restaurants.

Transport connections are excellent, with Westcombe Park, Blackheath and Maze Hill stations all within easy reach, providing regular services towards London Bridge, Cannon Street, Charing Cross and Victoria. North Greenwich Underground station, with its Jubilee Line connections to Canary Wharf, the City and central London, is also easily accessible by bus.

The area is particularly well served by highly regarded schools, including Sherington Primary School, Leigh Academy Blackheath, Blackheath Prep, The Pointer School, Blackheath High School and Colfe's.

MATERIAL INFORMATION

Tenure: Leasehold
Term: 109 year and 0 months
Service Charge: £1685.46 per annum
Ground Rent: £ 294.3 Annually (subject to increase)
Council Tax Band: C
EPC rating: C
Is the property listed: Property is not listed

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

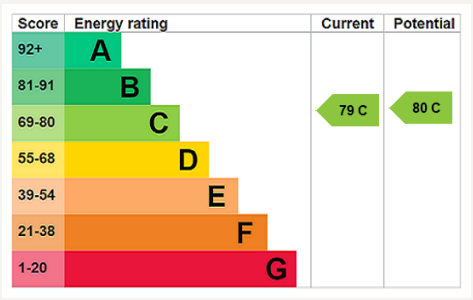
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property has restrictions

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







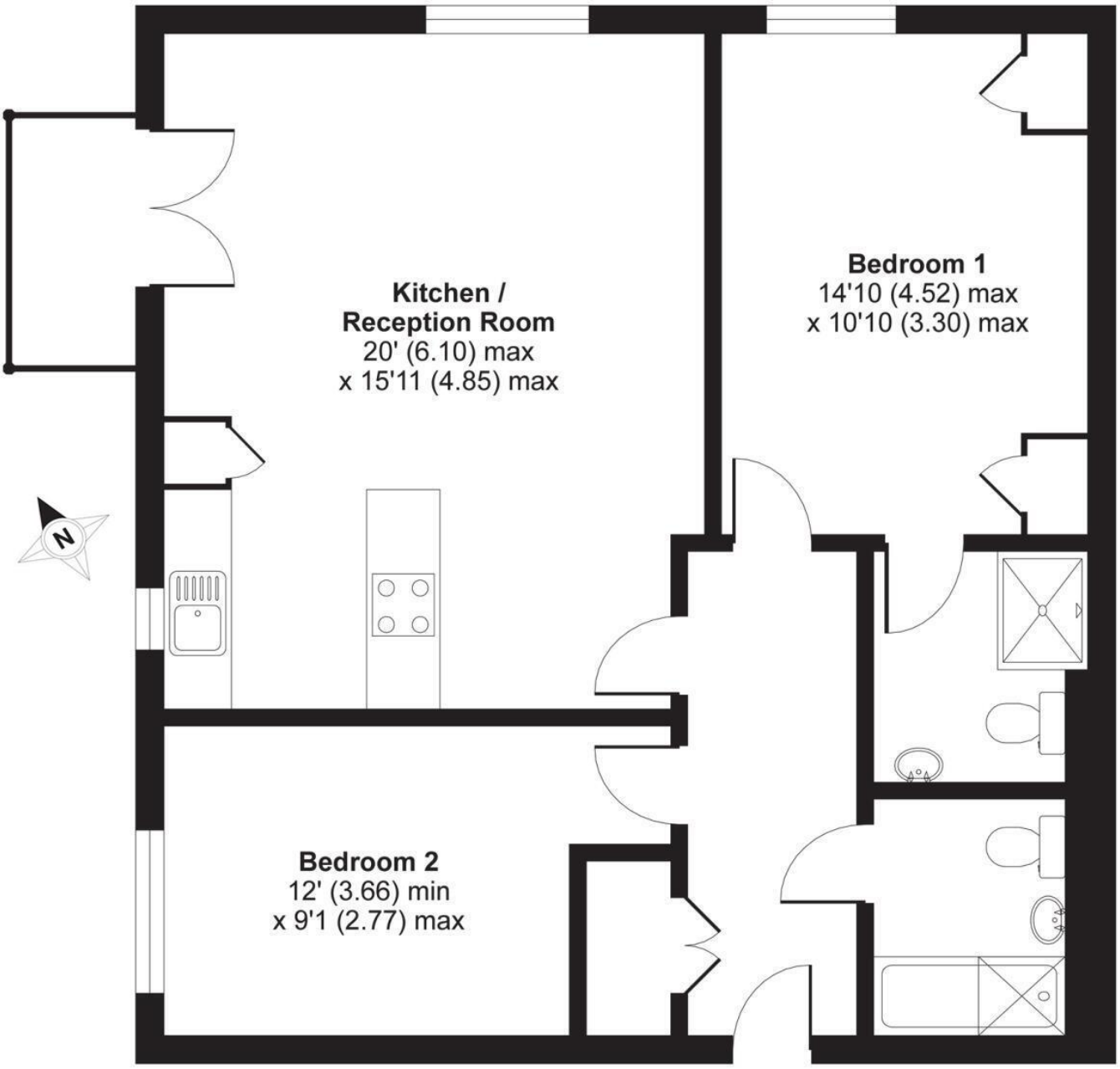




For more information, scan the QR code or visit the link below

https://www.winkworth.co.uk/sale/property/BLA260648

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.



SECOND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 803 SQ FT 74.5 SQ METRES

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