



Lyncourt, Blackheath, London, SE3

Guide Price £475,000-£500,000 *Share of Freehold*

A bright and airy split-level two bedroom apartment within this small gated development nestled on the edge of the heath. Sold chain free and with a garage.



KEY FEATURES

- split-level apartment (second & third floors)
- peaceful rear position with leafy views towards the Heath and Village
- large reception room and separate fitted kitchen
- Approx. 725 sq ft (67.4 sq m)
- garage and parking
- chain free





Set across the second and third floors the property is peacefully positioned to the rear of the building, the flat enjoys a lovely green outlook with glimpses towards parts of the Heath and Blackheath Village.

Entered on the second floor, a generous 16'10" x 13'7" (5.13m x 4.14m max) reception room offers excellent living and dining space, complemented by a separate fitted kitchen measuring 2.90m x 2.26m. Upstairs are two bedrooms, including a spacious master bedroom of 11'6" x 13'7" (3.51m x 4.14m) and a well-proportioned second bedroom at 7'9" x 10'4" (2.35m x 3.16m), served by a modern bathroom. The apartment totals approximately 725 sq.ft (67.4 sq.m) and features double-glazed windows and gas-fired central heating. Outside, residents benefit from gated off-street parking and a garage.

This is a wonderful apartment and is sold chain free. Immediate viewing is essential. Virtual and video tours can be seen at Winkworth.co.uk

Lyncourt is a gated development nestled on the edge of the heath on The Orchard, an exclusive address located just a few minutes walk from Blackheath Village with its array of boutique shops, farmers market, restaurants, bars and station. The fabulous Royal Greenwich Park is just a few minutes in the other direction with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history with the Old Royal Naval hospital, the Royal Observatory, the National Maritime museum, and the spectacularly restored Cutty Sark. 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 professionals and commuters. The O2 is also close by.



MATERIAL INFORMATION

Tenure: Share of Freehold

Service Charge: £3960 per annum

Council Tax Band:

EPC rating: D

Is the property listed: no

Utilities:

Electricity supply: Mains

Sewerage supply: Mains

Water supply: Mains

Mobile signal: Mains



Rights & Easements:

Does the property for any easements: 0

Does the property have public rights of way: 0

Does the property have restrictions: 0

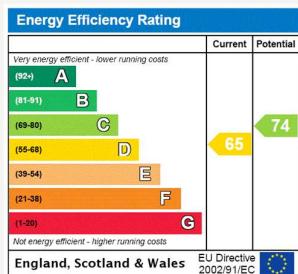
Flooding:

Has the property flooded in the last 5 years: 0

Last flood date:

Does the property have flood defences: 0

Sources of flooding: 0



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



<https://www.winkworth.co.uk/sale/property/BLA240469>

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.



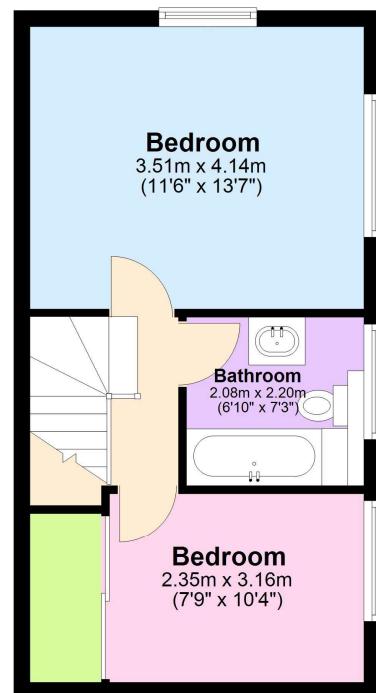
Second Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



Third Floor

Approx. 33.7 sq. metres (362.8 sq. feet)



Total area: approx. 67.4 sq. metres (725.3 sq. feet)