



BLACKHEATH GATE, 78 MEADOWCOURT ROAD, LONDON, SE3 9DP
GUIDE PRICE £450,000-£475,000

SET WITHIN THIS PRESTIGIOUS GATED DEVELOPMENT LOCATED A SHORT WALK FROM BLACKHEATH VILLAGE AND IN BETWEEN BOTH BLACKHEATH AND LEE STATIONS, IS THIS STYLISH AND SPACIOUS TWO DOUBLE BEDROOM, TWO BATHROOM, MODERN APARTMENT WITH ALLOCATED PARKING SPACE AND SOLD CHAIN FREE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

The property is in excellent decorative order with wood flooring, electric central heating and double glazed windows.

Located on the first floor, with a lift, the accommodation comprises; a large reception room opening to an attractive and good size modern kitchen with integrated appliances, large master bedroom with built in wardrobes and a modern ensuite shower room, a generous second double bedroom, a modern family bathroom and finally a large entrance hall with storage cupboards. The property also has the benefit of a large landscaped communal garden, secure allocated gated parking and the use of large communal storage room located on the third floor.

This is a superb apartment and your immediate viewing is essential. There is no chain.

Meadowcourt Road is a no through road located close to Blackheath village (0.53 miles) which offers an array of boutique shops, bars, restaurants and farmers market, giving a genuine feeling of village life inside London. Trains from Blackheath to London Bridge take approximately 10 minutes, and approximately 25 minutes to Victoria similarly convenient for Lee Green Station (0.47 miles) and amenities. The Ofsted outstanding Brooklands, (0.3 miles) and John Ball Primary Schools, (0.59 miles) are very close as are several sought-after private schools including Blackheath Prep, Blackheath High School, Colfes and the Pointer School. The popular open spaces of Blackheath Common, Greenwich Park and Manor House gardens are all within a short walk.

AT A GLANCE

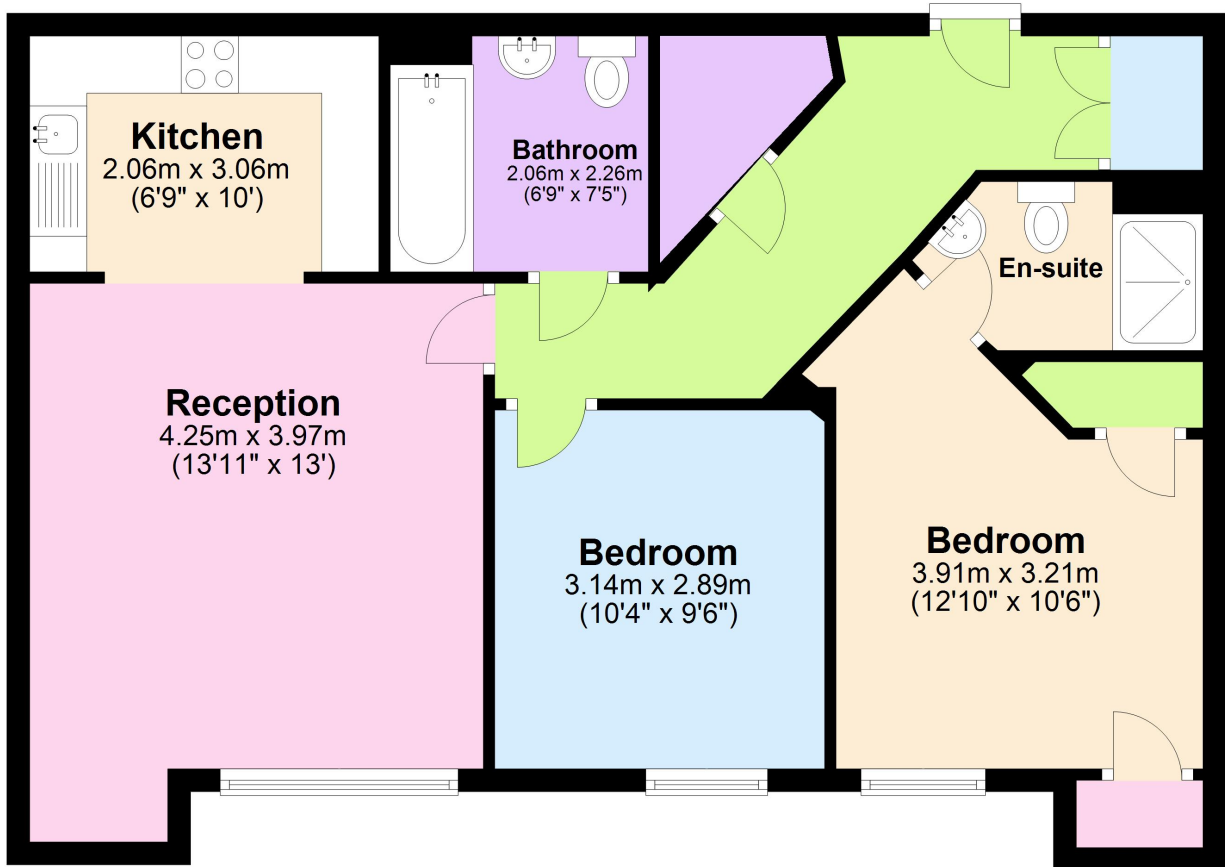
- modern apartment
- gated development
- first floor
- two double bedrooms
- two bathrooms
- large communal gardens
- off street parking
- close to Village
- chain free
- close to shops





First Floor

Approx. 67.2 sq. metres (723.7 sq. feet)



Total area: approx. 67.2 sq. metres (723.7 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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
81	83
England, Scotland & Wales EU Directive 2002/91/EC	

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.