



WYCHERLEY CLOSE, BLACKHEATH, SE3 7QH
£300,000 LEASEHOLD

A SUPERBLY LOCATED PURPOSE BUILT MEZZANINE ONE BEDROOM APARTMENT, FOUND ON THE TOP FLOOR OF THIS SMALL MODERN BLOCK CLOSE TO GREENWICH PARK, THE HEATH AND A SHORT WALK FROM MAZE HILL AND WESTCOMBE PARK STATIONS.

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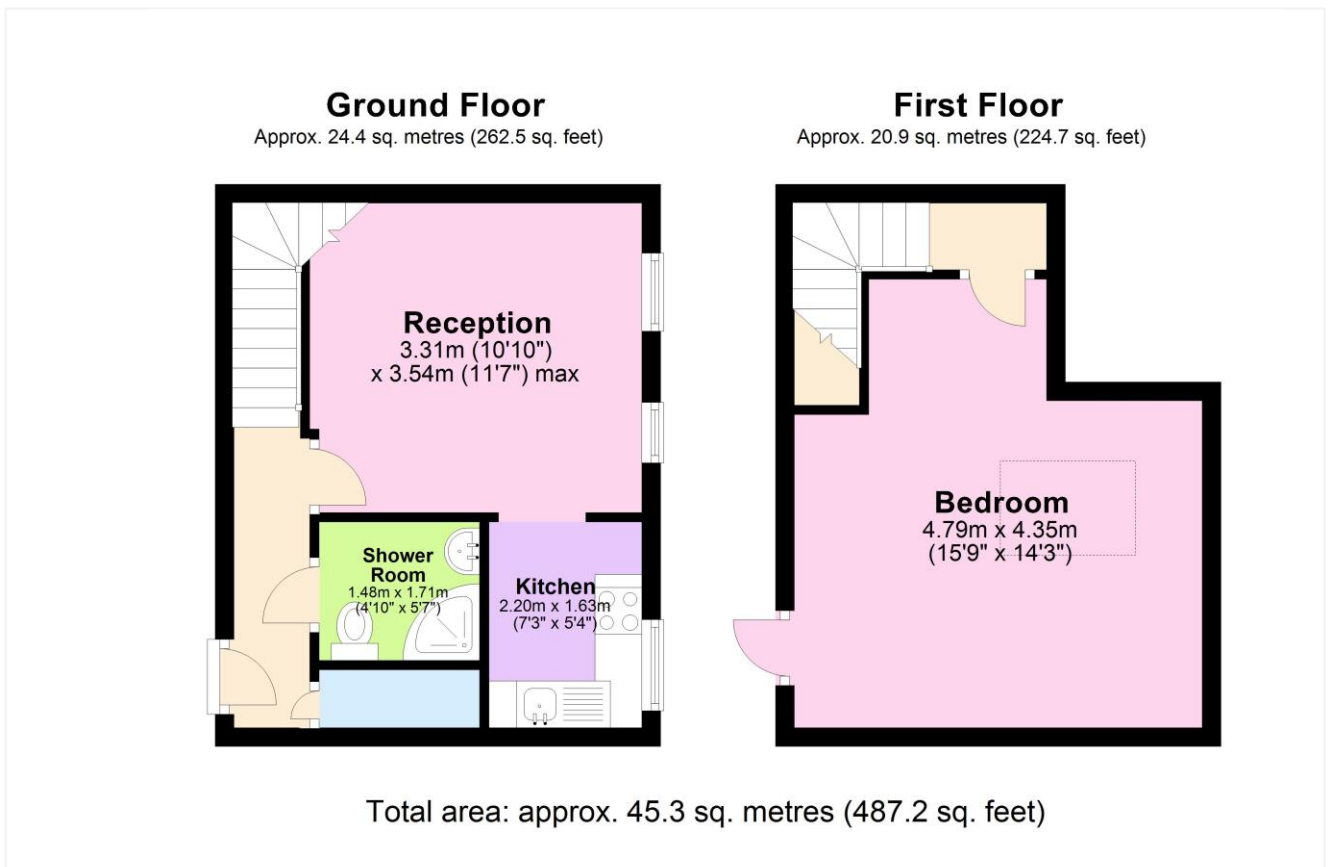
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DESCRIPTION:

The accommodation comprises a bright and airy reception room, a separate kitchen and a modern shower room. Upstairs is a mezzanine style double bedroom with rear views towards Greenwich Park. The property further benefits from a 950+year lease, communal gardens to the rear and off street parking to the front.

The property is ideal for first time buyers, as an investment property, with its great return or pied-à-terre. Video tour can be seen at winkworth.co.uk

Wycherley Close is a small development located just 70 metres from the heath and a stone's throw from Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south east, just 0.61 miles, you will arrive in Blackheath village which offers an array of boutique shops, bars and restaurants giving a genuine feeling of village life inside London. 0.55 miles to the north you will find the historical Greenwich town centre and Royal Greenwich Park is just 121 metres away. Finally, 0.39 miles to the west is Blackheath Standard, with daily conveniences including M&S Food Hall. Blackheath Station, Westcombe Park Station and Maze Hill Station are all just a short walk, with the DLR within easy reach from Greenwich.



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			
92-100	A		
81-91	B		
69-80	C		76
55-68	D		
39-54	E	48	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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