



**WRICKLEMARSH ROAD, BLACKHEATH, LONDON, SE3 ONE**  
**GUIDE PRICE £300,000-£335,000 SHARE OF FREEHOLD**

**A BEAUTIFUL AND SPACIOUS ONE DOUBLE BEDROOM  
FLAT FOUND ON THE GROUND FLOOR OF THIS SMALL  
MODERN BLOCK WITH A SOUTH FACING BALCONY,  
COMMUNAL GARDENS AND SOLD CHAIN FREE.**

**Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)**

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## DESCRIPTION:

The accommodation briefly comprises; a large entrance hall with two storage cupboards, light and airy living room with direct access to the south facing balcony and an attractive modern kitchen. There is a large double bedroom with extensive built in wardrobes and a lovely modern bathroom. The property is in excellent decorative order with gas fired central heating, wood flooring double glazing. Added benefits are a share in the freehold and large communal gardens.

This is a wonderful apartment and your immediate viewing is advised. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk).

This section of Wricklemarsh Road is incredibly popular and properties are a very rare find. It is very convenient for transport links with buses stopping for Blackheath Station, 0.75 miles, Greenwich and North Greenwich, 1.9 miles. Blackheath Village with its array of restaurants, bar, boutique shops and farmers market is only 0.7 miles. There are many parks and green open spaces to enjoy, including Hornfair Park (with the Charlton Lido, cafe, tennis courts and BMX track within its bounds), Charlton House (gardens, play area and skate park), Oxleas Woods, Shrewsbury Park and nearest of all Blackheath Common and Greenwich Park.

## AT A GLANCE

- spacious apartment
- ground floor
- one double bedroom
- large living room
- modern kitchen
- excellent condition
- south facing balcony
- share of freehold
- communal gardens
- chain free



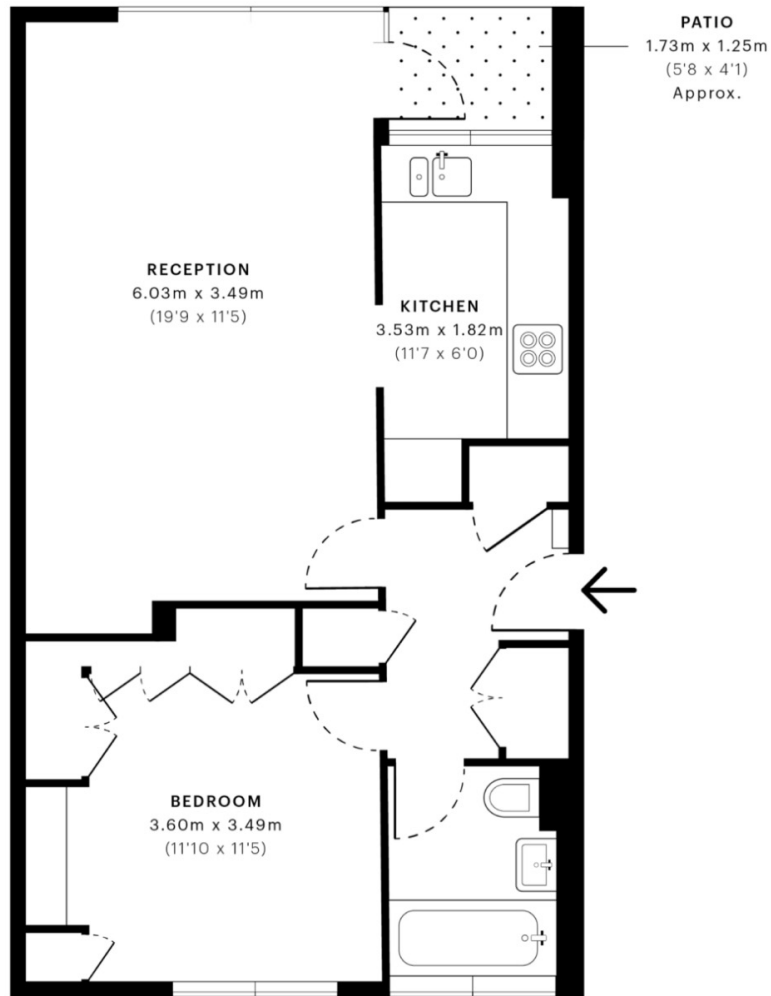


# Wricklemarsh Road, SE3


CAPTURE DATE 26/04/2022 LASER SCAN POINTS 51,875,734

GROSS INTERNAL AREA

48.10 sqm / 517.74 sqft




— Ground Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property  
48.10 sqm / 517.74 sqft

 NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
46.26 sqm / 497.94 sqft

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft

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.

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