



SWEYN PLACE, BLACKHEATH, LONDON, SE3 0EZ
£450,000 LEASEHOLD

A BRIGHT AND AIRY TWO DOUBLE BEDROOM APARTMENT FOUND ON THE TOP (SECOND) FLOOR OF THIS POPULAR DEVELOPMENT. LOCATED ON ONE OF BLACKHEATH'S MOST PRESTIGIOUS ROADS AND WITHIN THE PRESTIGIOUS CATOR ESTATE THE PROPERTY IS SOLD CHAIN FREE.

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DESCRIPTION:

The property is in good decorative order throughout with double glazed windows and gas fired central heating.

The accommodation, which spans approximately 735 sq.ft, briefly comprises; a good size entrance hall with storage cupboard, a large 17'3 x 11'10 living room, a spacious and separate modern kitchen with integrated appliances and good storage. There is a generous 13'8 x 11'10 master bedroom with built in wardrobes, a second double bedroom again with built in wardrobes and a modern bathroom. To the front and rear are well kept and expansive communal gardens. The property further benefits from off street parking and is sold chain free.

This is a wonderful apartment and your immediate viewing is essential.

Sweyn Place is a popular and leafy 1960's development set at the end of Blackheath Park, the flagship road of the prestigious private Cator Estate. The property is located just 0.56 miles from Blackheath Village with its array of bars, restaurants, boutique shops and mainline station. Trains from Blackheath to London Bridge take approximately 10 minutes, and approximately 25 minutes to Victoria. Lewisham Station and DLR is just 1 stop away. Greenwich Park and the Heath are both just a short walk.

AT A GLANCE

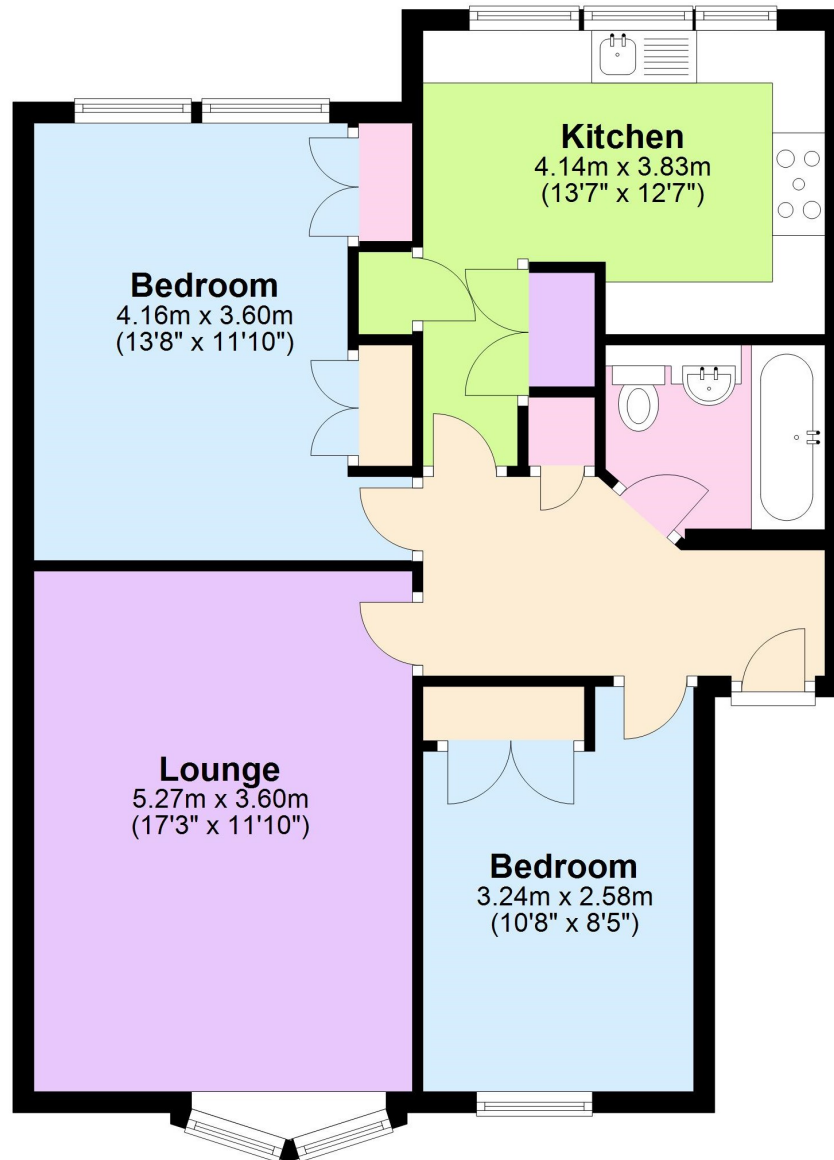
- second floor
- two double bedrooms
- chain free
- Cator Estate location
- quiet development
- communal gardens
- modern kitchen





Second Floor

Approx. 68.4 sq. metres (735.8 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 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+)		
B (81-91)		
C (69-80)		
D (55-68)	66	78
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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