



OAKCROFT ROAD, LONDON, SE13 7ED
OFFERS IN EXCESS OF £475,000 LEASEHOLD

SET ON THIS QUIET ROAD IDEALLY LOCATED FOR BLACKHEATH VILLAGE, THE HEATH, GREENWICH PARK AND LEWISHAM STATION AND DLR, IS THIS SPACIOUS TWO DOUBLE BEDROOM APARTMENT WITH A SOUTH FACING BALCONY FOUND ON THE FIRST FLOOR OF THIS SMALL MODERN BLOCK.

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

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

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

The accommodation comprises; a large 26ft open plan kitchen/diner with a stunning modern kitchen and direct access onto a south facing balcony, two double bedrooms and a modern bathroom and separate WC. To the rear is a well-kept communal garden and there is off street parking to the front.

This is a superb apartment providing a bright and airy home and your immediate viewing is essential. Video tour can be seen at Winkworth.co.uk

The property is located just 200 yards from the open heath and Greenwich Park beyond. Ideally located for easy access to Blackheath Village with its array of boutique shops, bars and restaurants and Lewisham town centre with its huge range of shopping facilities. The DLR and mainline station in Lewisham give quick and easy access to London Bridge, Canary Wharf, Victoria and Charing Cross amongst others as well as extensive bus and road links. Historic Greenwich is also within a short walk.

Close to the Heath. Blackheath Village - 0.65 miles. Greenwich Park - 0.4 miles. Within easy reach of outstanding primary and secondary schools. Canary Wharf - 2.42 miles. The City (Bank) - 4.78 miles.

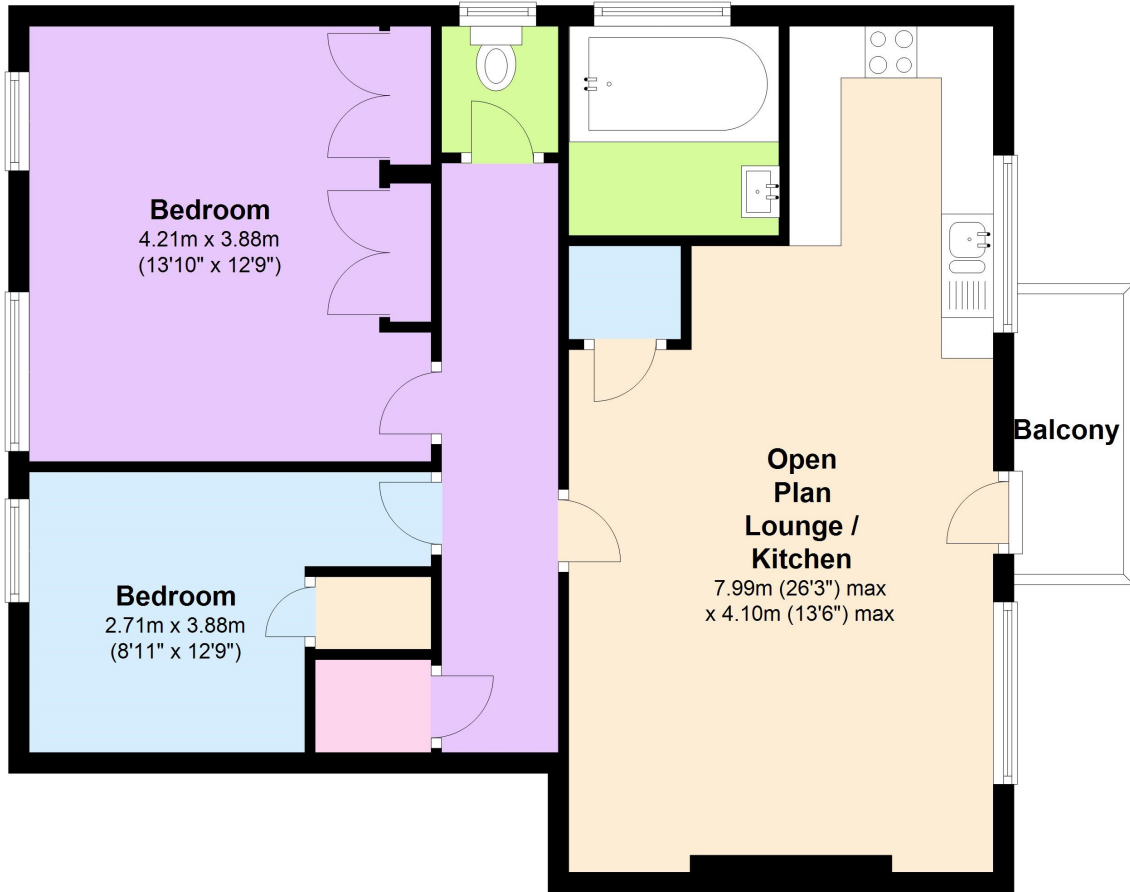
BY RAIL. DLR - Lewisham - 0.3 miles. Underground - North Greenwich - Jubilee line - 2.46 miles. British Rail - Lewisham 0.3 miles/ Blackheath - 0.65 miles. Journey times from Lewisham: London Bridge - 12 minutes Cannon Street - 18 minutes Victoria - 24 minutes Charing Cross - 21 minutes





First Floor

Approx. 70.1 sq. metres (754.1 sq. feet)



Total area: approx. 70.1 sq. metres (754.1 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)	73	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

Winkworth

[winkworth.co.uk](https://www.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.