



**PRENDERGAST ROAD, BLACKHEATH, LONDON, SE3 9LR**  
**OIRO £375,000 LEASEHOLD**

**A SPACIOUS AND VERY WELL-PRESENTED TWO DOUBLE BEDROOM APARTMENT WITH A SOUTH FACING BALCONY LOCATED ON THE GROUND FLOOR OF THIS MODERN BLOCK LOCATED MOMENTS FROM BLACKHEATH VILLAGE AND STATION.**

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

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## DESCRIPTION:

The accommodation comprises; entrance hall with built in storage, a large bright and airy reception with direct access on to a south facing balcony, an attractive modern kitchen, modern bathroom and two double bedrooms. The property is in very good decorative order with wood flooring, double glazed window and gas fired central heating. There is also an external lockable cupboard just outside the front door.

This is a great apartment with a lovely and green outlook, your immediate viewing will be essential. the property is ideal for first time buyers and is also a fantastic buy to let option. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk).

Prendergast Road is an incredibly convenient address located in the heart of Blackheath Village and is perfect for the commute into the city with Blackheath Station only 300 away, Lewisham Station and DLR is 0.8 miles and Hither Green is 0.9 miles and close proximity to all the bars, restaurants and boutique shops of the village. The popular open spaces of Blackheath Common, (0.3 miles), Greenwich Park, (0.7 miles), and Manor House Gardens, (0.5 miles), are all within a short walk. The Ofsted "Outstanding" John Ball and St Margaret's primary schools are also very close.

## AT A GLANCE

- apartment
- two double bedrooms
- balcony
- ground floor
- modern kitchen and bathroom
- in heart of Blackheath Village
- very close to station



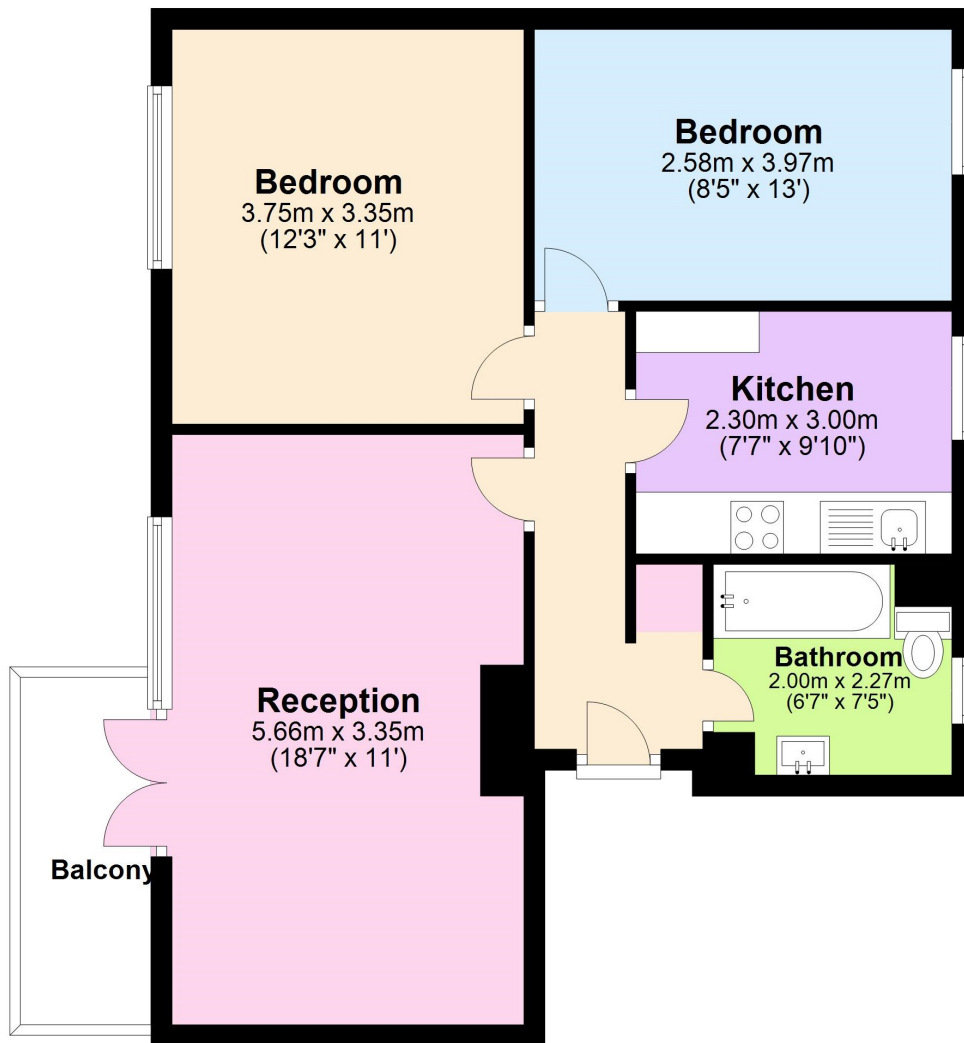






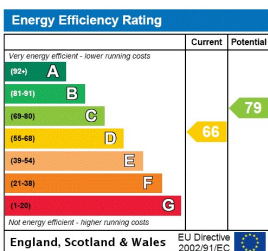
## Ground Floor

Approx. 60.2 sq. metres (647.6 sq. feet)



Total area: approx. 60.2 sq. metres (647.6 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.



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