



## Station Crescent, Blackheath, London, SE3 OIEO £400,000 *Leasehold*

2 1 1

A spacious two bedroom, first floor apartment spanning 639 sq. ft located in this popular modern development located a stone's throw from Westcombe Park Station, sold chain free.

### KEY FEATURES

- bright open-plan kitchen/living space
- sleek fitted kitchen with integrated appliances
- two bedrooms with good built-in storage
- well-presented throughout, ready to move into
- chain free
- 50 metres to station



**Blackheath**

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Set within a smart, modern development, this well-proportioned apartment is arranged around a welcoming entrance hall with excellent built-in storage. The heart of the home is a bright, open-plan kitchen/living/dining space, a generous, sociable room with wide glazing that draws in plenty of natural light. The kitchen is neatly finished with sleek cabinetry, dark worktops and integrated appliances, with ample space for both a dining table and a comfortable seating area.

There are two bedrooms, including a larger master bedroom with fitted wardrobes and a second bedroom that works equally well as a guest room, child's room or home office. A contemporary, fully tiled bathroom completes the accommodation, finished in a clean, modern style with a separate shower and smart fittings.

The property is located seconds from Westcombe Park station with access to local amenities in almost all directions. Walking south just 1.15 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. 0.85 miles to the west you will find the historic Greenwich town centre. Finally, 0.4 miles to the southeast is Blackheath Standard, with daily conveniences including M&S Food Hall. Westcombe Park Station is just 125 metres away, (regular trains into Central London in 15 minutes with mainline rail and Thameslink, with the DLR within easy reach from Greenwich).

A short walk away are sought after primary schools including Sherington, Invicta and Halstow. There are many independent schools including Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes and Eltham College.

Other amenities such as the Cinema, Ikea and other large stores can be found at Greenwich Peninsula which is a 4 minutes' drive.



## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** tbc

**Service Charge:** tbc

**Ground Rent:** tbc

**Council Tax Band:** tbc

**EPC rating:** tbc

**Is the property listed:** Property is not listed

### Utilities:

**Electricity supply:** Mains

**Sewerage supply:** Mains

**Water supply:** Mains



### Rights & Easements:

**Does the property have any easements:** Property does not have easements

### Flooding:

**Has the property flooded in the last 5 years:** Property has not flooded in the last five years



For more information, scan the QR code or visit the link below



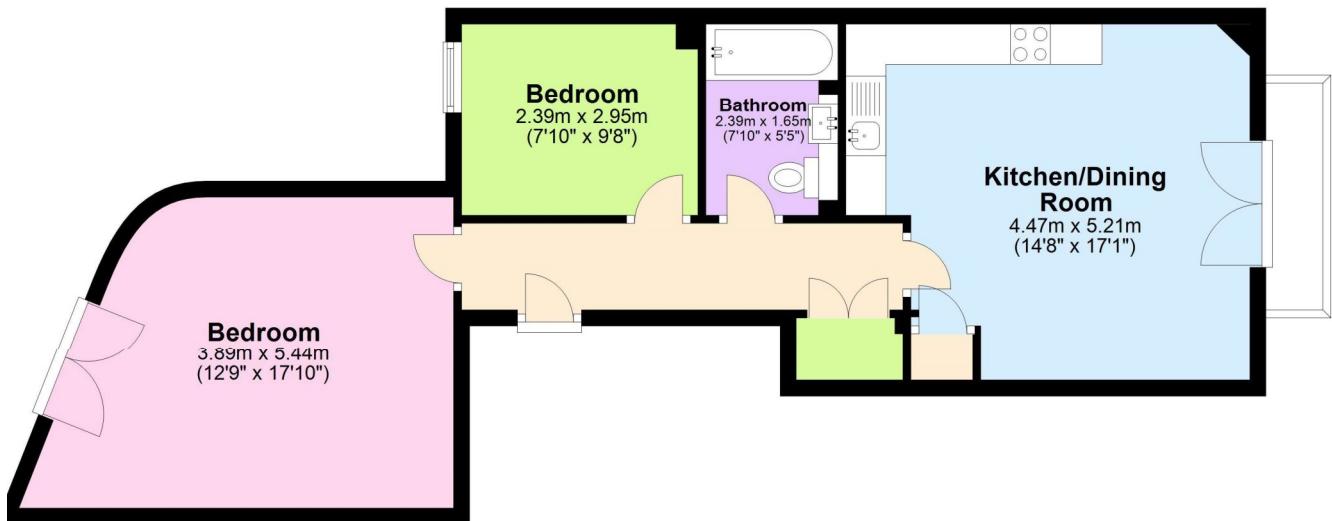
<https://www.winkworth.co.uk/sale/property/BLA260036>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



## First Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 sq. feet)

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