



Station Crescent, Blackheath, London, SE3

Offers in excess of £400,000 *Leasehold*



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.

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

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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kitchen/living/dining space , a generous, sociable room with wide glazing that draws in plenty of natural light, from here you have access onto the private balcony. 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 shower over bath and smart fittings throughout.

The property is located seconds from Westcombe Park station with access to local amenities in almost all direction. 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: 103 year
Service Charge: £1600 per annum
Ground Rent: £200 Annually (subject to increase)
Council Tax Band: D
EPC rating: D
Is the property listed: Property is not listed

Utilities:

Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal:

Rights & Easements:

Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	59 D
39-54	E		
21-38	F		
1-20	G		

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

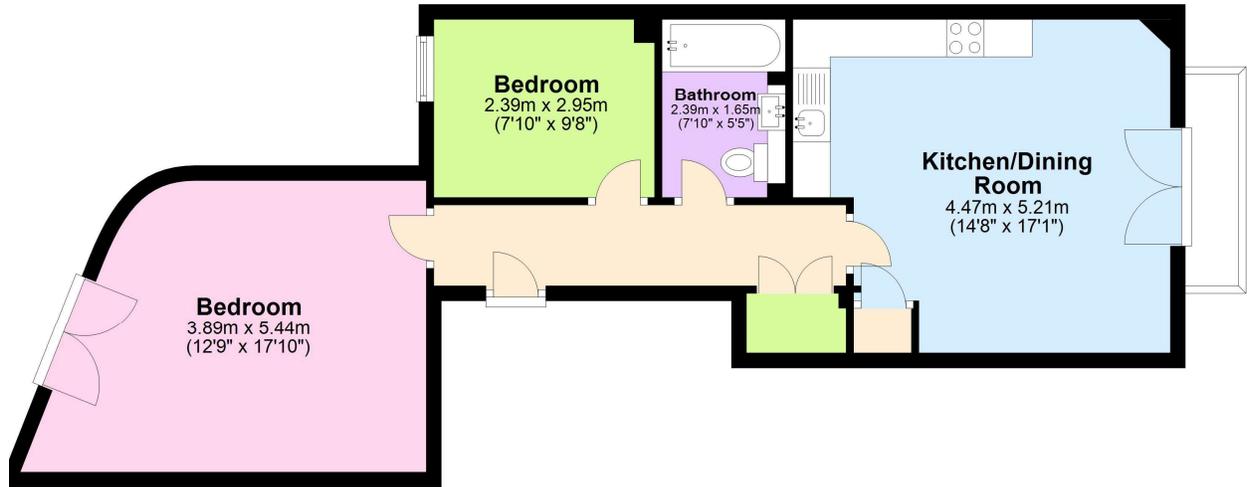


<https://www.winkworth.co.uk/sale/property/BLA260036>

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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