



WAT TYLER ROAD, BLACKHEATH, SE3 0RF  
**£535,000 SHARE OF FREEHOLD**

**A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM,  
FIRST FLOOR APARTMENT WITH GATED OFF STREET  
PARKING SET WITHIN THIS PRESTIGIOUS GATED  
DEVELOPMENT IN AN OUTSTANDING LOCATION  
OVERLOOKING THE HEATH.**

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### DESCRIPTION:

Spanning 725 sq. ft the property briefly comprises; a large (14'11x11'11) reception room with dual aspect windows, there are two generously sized bedrooms, both with built in wardrobes and both the kitchen and bathroom have been tastefully renovated by the current vendor. Additional benefits include gated off street parking, well maintained communal gardens and a share of the freehold, the property is also sold chain free.

This is a wonderful apartment and your immediate viewing is essential. Virtual tours can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Tyler House is a gated development nestled on the edge of the heath and the ideal location to take advantage of local amenities in almost all directions. Walking east, just 0.55 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. 0.66 miles to the north you will find the historical Greenwich town centre and Royal Greenwich Park is just 480 metres away. Finally to the south, the convenience of Lewisham Station's over ground and DLR service is only 0.45 miles. The property is also close to both All Saints and John Ball Primary Schools.

### AT A GLANCE

- two bedrooms
- first floor
- excellent condition throughout
- 725 sq. ft
- off street parking
- communal gardens
- moments from Blackheath Village & station
- close to Lewisham station & DLR









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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		81 B
55-68	D	70 C	
39-54	E		
21-38	F		
1-20	G		

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