



**WEMYSS ROAD, BLACKHEATH, LONDON, SE3 0TE**  
**OIRO £450,000 LEASEHOLD**

**SET IN THE HEART OF CONSERVATION AREA OF BLACKHEATH VILLAGE AND JUST MOMENTS FROM THE STATION AND THE HEATH, IS THIS SPACIOUS, BRIGHT AND AIRY, TWO DOUBLE BEDROOM APARTMENT WITH A SOUTH FACING BALCONY, LARGE COMMUNAL GARDEN AND SUPERB FAR REACHING VIEWS.**

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

**Winkworth**

*winkworth.co.uk*

See things differently





### DESCRIPTION:

The property is in very good decorative order and secure (intercom access), wood laminate flooring, gas fired central heating and double glazed windows.

Found on the top floor (4th), the accommodation comprises a large reception room with direct access to a good size south facing balcony. The balcony has artificial lawn and lovely views overlooking the village. The attractive modern kitchen has wooden worktops and large range style oven with full sized fridge freezer and is plumbed for dishwasher and washing machine. There is a modern bathroom power shower over bath, two well-proportioned double bedrooms, both with views towards the heath and a spacious hallway which offers good storage. Just outside the entrance to the apartment is a further private storage cupboard as well as an additional secure good size secure storage area on the ground floor for bicycles, prams etc. To the rear is a large communal mature garden with seating areas.

This is a fantastic apartment, and your immediate viewing is essential. Video tour can be seen at [Winkworth.co.uk](http://Winkworth.co.uk)

Wemyss Road is a sought-after address located in the heart of Blackheath Village with its array of boutique shops, restaurants, bars and farmers market on your door step and within the catchment of two "Ofsted Outstanding" schools. The heath and Greenwich Park are both just a short walk. Blackheath Station is just 200 yards away and within easy commuting distance to Lewisham stations for the DLR and London Bridge (approx. 15 mins), Canon Street and Victoria amongst others.

### AT A GLANCE

- lovely apartment
- two double bedrooms
- lots of storage
- spacious living room
- modern kitchen
- south facing balcony
- in heart of Blackheath Village
- very close to station



Local Authority: Lewisham  
Tax Band: C

N.B. These details have been provided by the vendor. Any interest party should have these

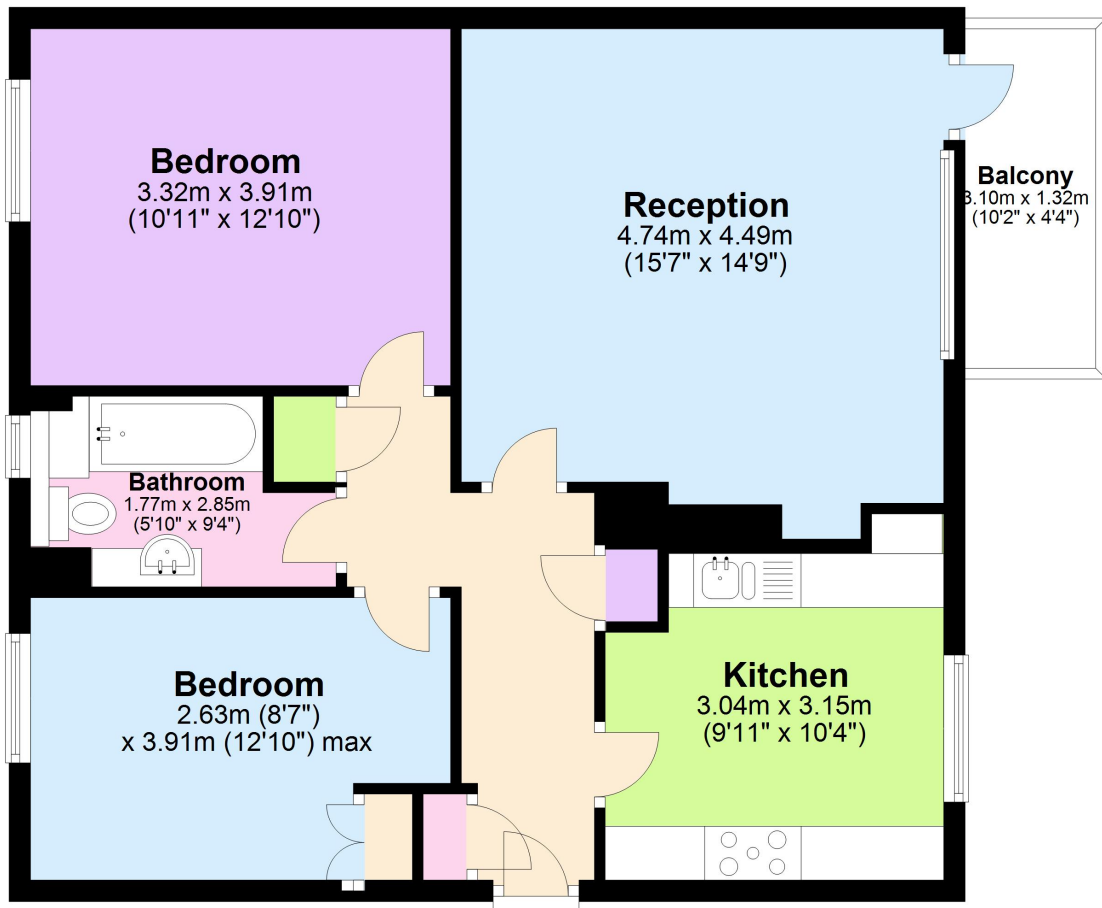






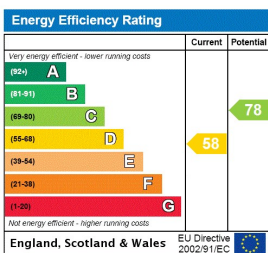
## Third Floor

Approx. 67.4 sq. metres (726.0 sq. feet)



Total area: approx. 67.4 sq. metres (726.0 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.



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.