



**WESTCOMBE PARK ROAD, BLACKHEATH, SE3 7QX**  
**GUIDE PRICE £350,000-£375,000 SHARE OF FREEHOLD**

**A VERY LARGE AND BEAUTIFULLY PRESENTED ONE DOUBLE BEDROOM APARTMENT SUPERBLY LOCATED VERY CLOSE TO GREENWICH PARK, THE HEATH AND A SHORT WALK FROM MAZE HILL AND WESTCOMBE PARK STATIONS.**

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## DESCRIPTION:

Found on the ground floor, the accommodation comprises; a large entrance hall with generous storage cupboard, a bright and airy 17'5 x 14'11 reception room with feature bay window and a separate and good size attractive modern kitchen. There is a good size master bedroom with built in wardrobes and a modern bathroom. Additional benefits include double glazed windows, gas fired central heating, a large communal garden, off street parking, and is sold with a share in the freehold.

This is a wonderful and spacious apartment which is the larger than most of the two bedrooms within the development and your immediate viewing is essential. The property is ideal for first time buyers, as an investment property or pied-à-terre.

Kleffens Court is small purpose built development located just 200 metres from the heath and a stone's throw from Greenwich Park. An outstanding location to take advantage of local amenities in almost all directions. Walking south east, just 0.61 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, 0.55 miles to the north you will find the historical Greenwich town centre and Royal Greenwich Park is just 121 metres away. Finally, 0.39 miles to the west is Blackheath Standard, with daily conveniences including M&S Food Hall, Blackheath Station, Westcombe Park Station and Maze Hill Station are all just a short walk, with the DLR within easy reach from Greenwich.

## AT A GLANCE

- one double bedroom
- very spacious
- ground floor
- 636 sq ft.
- share of freehold
- communal garden
- very close to Greenwich Park
- close to stations







## Ground Floor



Total floor area 59.1 m<sup>2</sup> (636 sq.ft.) approx

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

