



**WILLOWCROFT, LEE PARK, BLACKHEATH, SE3 9HH**  
**GUIDE PRICE £275,00-£280,00 LEASEHOLD**

**A WELL-POSITIONED ONE DOUBLE BEDROOM APARTMENT  
FOUND ON THE TOP (THIRD) FLOOR OF THIS SMALL  
MODERN BLOCK JUST 700 METRES FROM BLACKHEATH  
VILLAGE AND STATION AND SOLD CHAIN FREE.**

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## DESCRIPTION:

The accommodation comprises; entrance hall with storage cupboards, bright lounge, separate kitchen with electric oven and hob, fridge/freezer and a washing machine, double bedroom with large built in wardrobe and a bathroom with modern suite benefiting from bath with electric shower, wash hand basin and WC. Features include wood laminate flooring, entry phone, gas fired central heating and double glazed windows.

Further benefits include a large communal garden, garage en bloc, residents parking and is sold chain free and with a recently extended lease with 145 years remaining.

This is a great apartment in a superb location, perfect for first time buyers and buy to let investors. Early viewing is essential.

Willowcroft is a popular small modern block located just 700 metres Blackheath Village and sits on the leafy Lee Park, SE3. Blackheath Village offers an array of boutique shops, farmers market, restaurants, bars and station. The heath is a 10 minute walk and the fabulous Royal Greenwich Park is just 0.9 miles with Greenwich town centre beyond. Greenwich's covered market is one of London's best and attracts people from all over the capital. It offers wares from local artist-makers, fashion designers, foodies and antiques traders. Tuesdays, Thursdays and Fridays are dedicated to antiques, with Wednesdays, Saturdays and Sundays devoted to food, arts and crafts. Surrounding the market, you'll find characterful boutiques and independent shops offering everything from toys and clothes to organic fruit and veg, artisan breads and cheeses.

There are fantastic transport links with Blackheath Station giving access to London Bridge, Charing Cross and Victoria amongst others with access to the DLR, bus, riverboat, foot tunnel and cable car all within the area. The area is minutes from Canary Wharf, the City and central London, just one of the reasons why it's increasingly popular with young professionals and commuters. The O2 is also close by as are local shops and amenities including Sainsbury's and Marks and Spencer's food, within a very short walk.

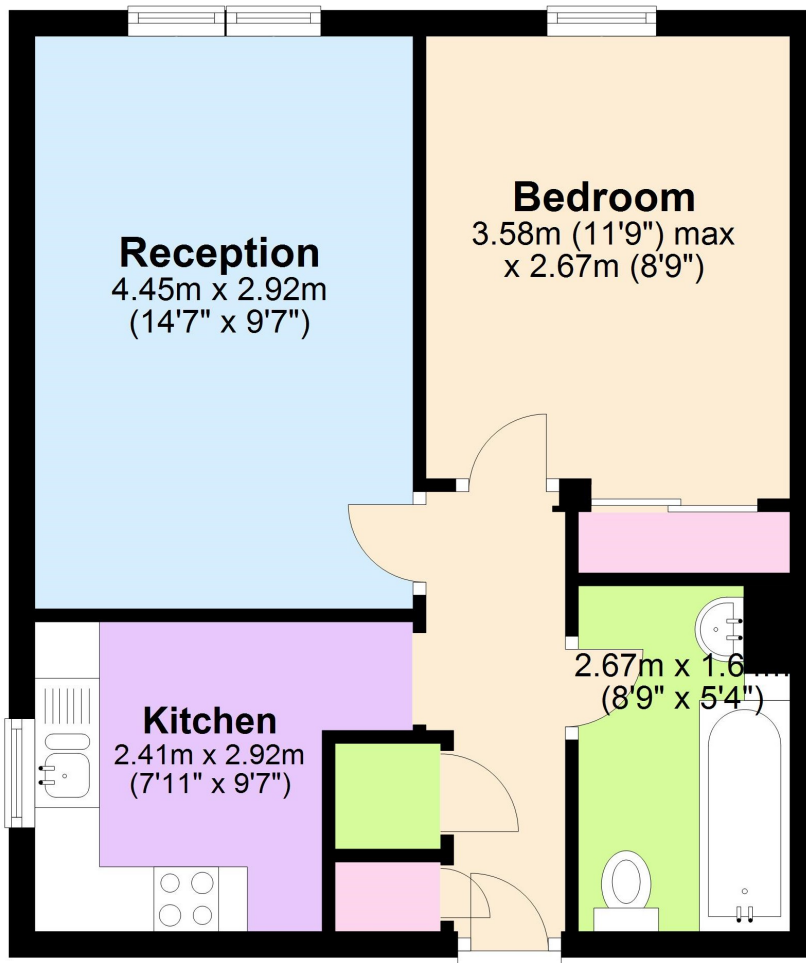
Close by are several highly sought-after Independent Schools close by including; Blackheath Preparatory School, The Pointer School, Heath House Preparatory School, Blackheath High Junior School, Blackheath High Seniors School, Colfes (1.4 miles) and Eltham College (2.4 miles).





# Third Floor

Approx. 40.0 sq. metres (430.3 sq. feet)



Total area: approx. 40.0 sq. metres (430.3 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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