



**PRENDERGAST ROAD, BLACKHEATH, SE3 9LR**  
**£375,000 LEASEHOLD**

**A SPACIOUS TWO DOUBLE BEDROOM APARTMENT WITH A SOUTH FACING BALCONY LOCATED ON THE GROUND FLOOR OF THIS MODERN BLOCK LOCATED MOMENTS FROM BLACKHEATH VILLAGE AND STATION AND SOLD CHAIN FREE.**

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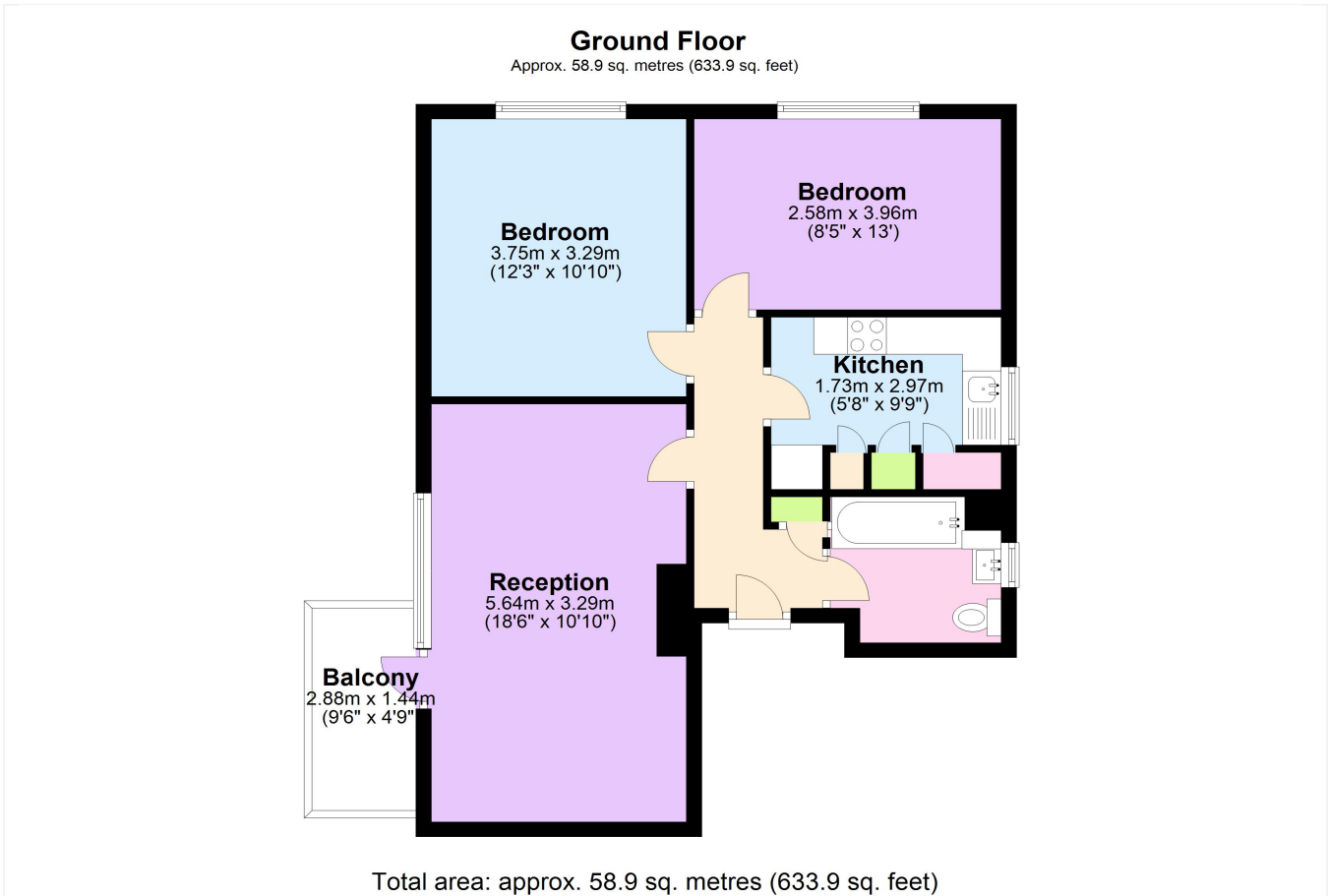


## DESCRIPTION:

A spacious two double bedroom apartment with a south facing balcony located on the ground floor of this modern block located moments from Blackheath Village and Station and sold chain free.

The accommodation comprises; entrance hall with built in storage, a large bright and airy reception with direct access on to a south facing balcony, separate kitchen, modern bathroom and two generous double bedrooms. Features include laminate flooring, double glazed windows and gas fired central heating. There is also an external lockable cupboard just outside the front door. This is a great apartment with a lovely and green outlook, your immediate viewing will be essential. The property is ideal for first time buyers and is also a fantastic buy to let option.

Prendergast Road is an incredibly convenient address located in the heart of Blackheath Village and is perfect for the commute into the city with Blackheath Station only 300 metres away, Lewisham Station and DLR is 0.8 miles and Hither Green is 0.9 miles and close proximity to all the bars, restaurants and boutique shops of the village. The popular open spaces of Blackheath Common, (0.3 miles), Greenwich Park, (0.7 miles), and Manor House Gardens, (0.5 miles), are all within a short walk. The Ofsted "Outstanding" John Ball and St Margaret's primary schools are also very close.



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	68	80
(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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