



CROWN COURT, HORN PARK LANE, LEE, SE12 9AA
£375,000 LEASEHOLD

**A SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
IN THIS QUIET DEVELOPMENT WITHIN WALKING DISTANCE OF
LEE STATION AND LOCAL SHOPS, SOLD CHAIN FREE.**

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



DESCRIPTION:

The property spans 837 sq. ft and consists of; a large (24'2 x 11'11) reception room, off which is the first of two balconies. The second balcony is accessed via the modern kitchen. There are also two double bedrooms, both with built in wardrobe space and a family bathroom.

Additional benefits include allocated off street parking, double glazed windows and gas central heating, the property is also sold chain free.

This is a fantastic apartment and your earliest viewing is highly recommended. Virtual tours can be seen at winkworth.co.uk

The property is very convenient for both Lee and Kidbrooke mainline stations giving access to central London on two lines and very close to several outstanding schools including Colfes and just a short walk. Blackheath Village with its array of boutiques, bars and restaurants is only 1 mile away. There are several popular parks including Manor House Gardens and Sutcliffe Park.



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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		64
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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See things differently

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