



Wycombe Court, 14 St Johns Park, Blackheath, SE3 7TW

£ Share of Freehold

A very smart one bedroom flat on the first floor of this well cared for 1970s purpose built block. The flat is freshly painted brilliant white throughout with beautiful herringbone pattern wood flooring in the hall, reception room and bedroom. The kitchen and bathroom are nicely fitted and the whole flat has excellent natural light from the large windows, floor-to-ceiling in the reception room and bedroom. The flat has been recently refurbished including; wiring, plumbing and a new gas fired combination boiler.

St Johns Park is a lovely quiet tree-lined avenue, just one road back from the Heath, a couple of hundred yards from the shops at Blackheath Standard and only a little further from the south-east entrance to Greenwich Park. Both Blackheath and Westcombe Park stations are less than a mile walk away. The flat has a single garage in the block to the rear.

The Accommodation Comprises:

Entrance Hall, Reception Room, Kitchen, Bedroom, Bathroom, Communal Garden, Garage, Double Glazing, Gas Central Heating, Garage, No Chain.

EPC: C

Council Tax Band:

C

Greenwich

Lease Term: 101 years (125 years from 01/01/2001)

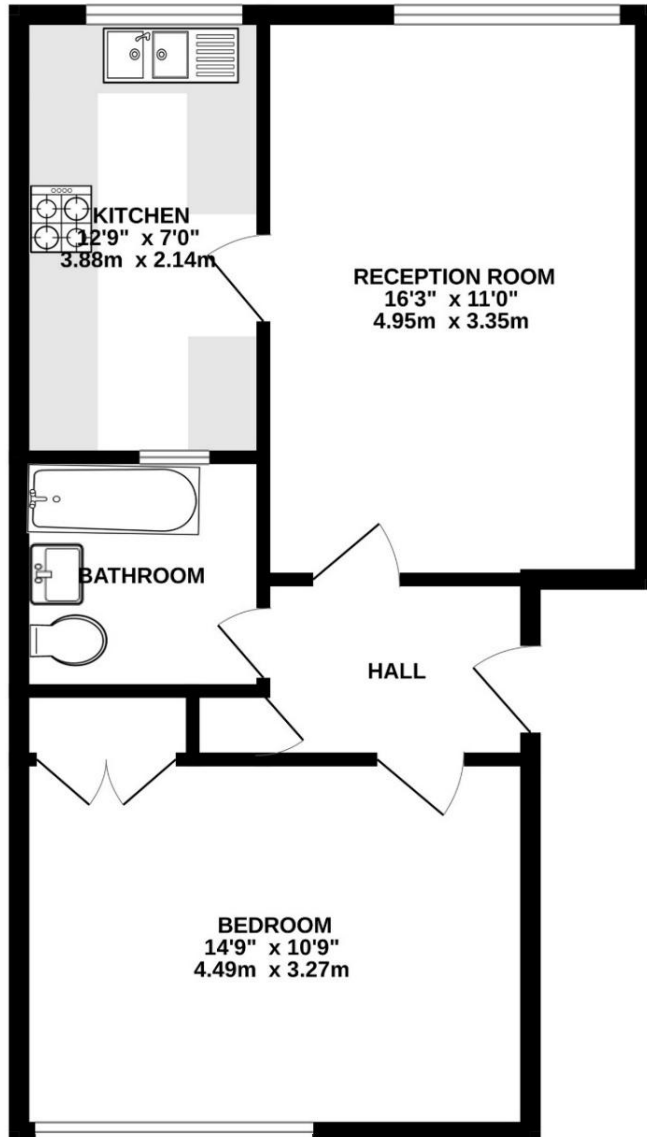
Ground Rent: £0p.a.

Maintenance: £1,298 p.a.





FIRST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.