

**COCKBURN**  
ESTATE AND LETTINGS AGENTS

West Park

SE9 4SA





**Cockburn would like to present  
Pickwick Court -a well presented  
two bed apartment in a great  
location.**

*Located on the third floor of this popular purpose built block, situated on one of Mottingham's most sought after roads, is this spacious two bedroom apartment which is perfect for first time buyers & investors.*

*Offering a complete blank canvas throughout, internally the properties accommodation comprises; Large open plan living room/kitchen, two bedrooms and a well sized bathroom. There is ample storage and the property is bursting with natural light thanks to the large windows in all rooms.*

*Situated just 0.2 miles away from Mottingham Station providing direct access to London Bridge, Waterloo East, Charing Cross & Cannon Street, the property is a commuters dream. Changes are possible at Lewisham for the DLR & New Cross for The East London Line.*

**Lease Length 110 Years | Service Charge £2496.00 Per Annum (approx) | Ground Rent £150.00 Per Annum (approx)**



## Key Features:

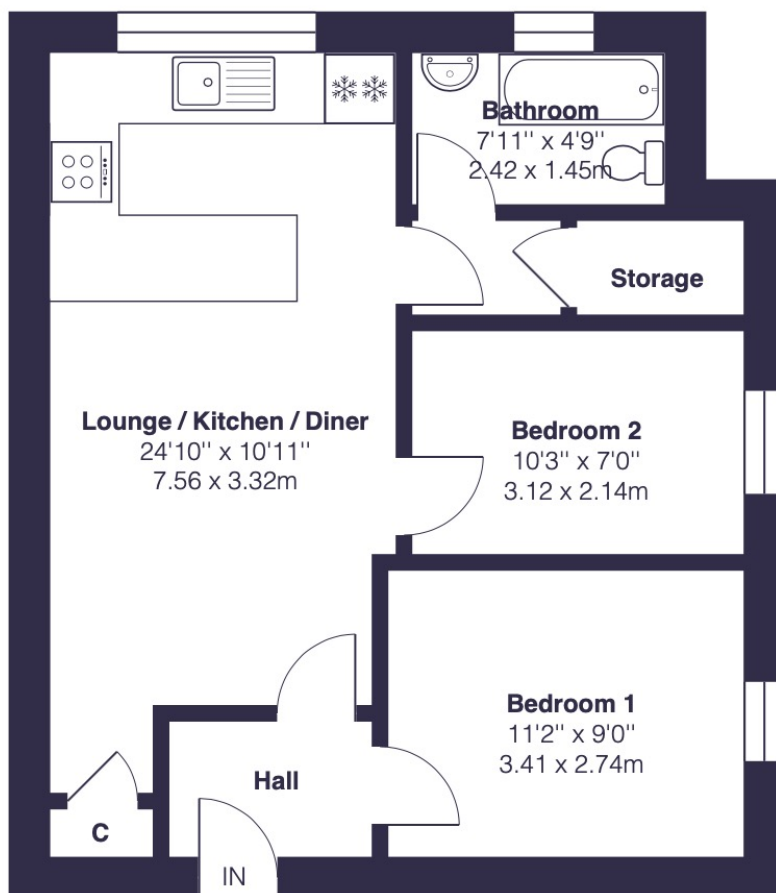
- ❑ Chain Free Sale
- ❑ Two Bedroom Apartment
- ❑ Communal Parking
- ❑ Long Lease Length
- ❑ Complete Blank Canvas
- ❑ Walking Distance Of  
Mottingham Railway Station
- ❑ Easy Reach Of Mottingham  
Village Shops & Amenities
- ❑ Bursting With Natural Light
- ❑ Ideal First Time Purchase Or  
Buy To Let Investment
- ❑ EPC Rating E - Potential C
- ❑ Council Tax Band B - Royal  
Borough Of Greenwich





# West Park, SE9

Approximate Gross Internal Area = 539 sq ft / 50.1 sq m



Third Floor



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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**EPC:** E

**COUNCIL TAX BAND:** B

**TENURE:** Leasehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road  
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SE9 2EB