HUNTERS®

HERE TO GET *you* THERE

Pickwick Court, West Park, London, SE9 4SA

Asking Price £170,000

Property Images















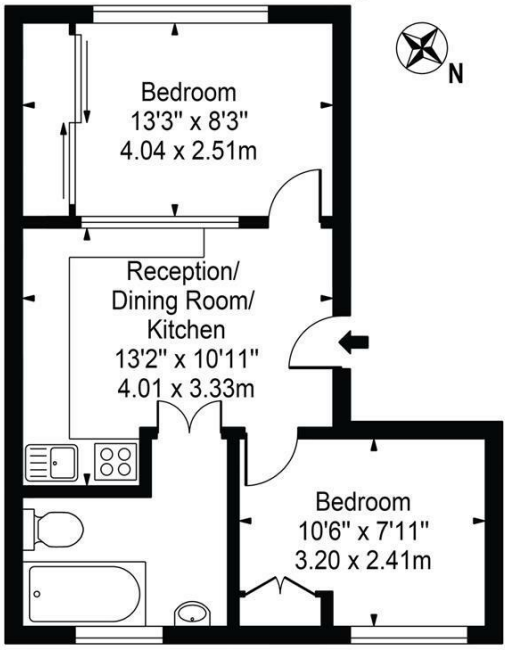


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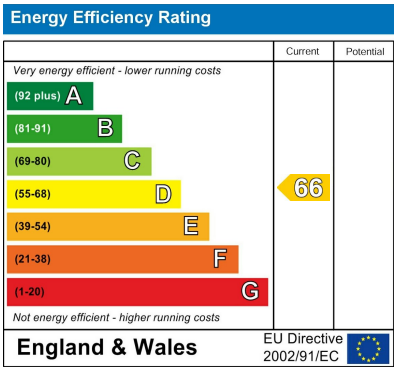
Approx. Gross Internal Area 393 Sq Ft - 36.51 Sq M



Second Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com
This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC



Map



Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1

Tenure: Leasehold

CHAIN-FREE

Asking Price - £170,000

On the middle floor of this sought-after development in West Park is this two-bedroom apartment in close proximity to Mottingham and Eltham. Spanning approximately 393 sqft, the apartment is offered in need of renovation. The property benefits from a 136 year lease.

Features

• CHAIN-FREE • ASKING PRICE £170,000 • PURPOSE BUILT TWO-BEDROOM APARTMENT • RESIDENTS PARKING • In Proximity of Shops, Restaurants and Amenities • In Proximity of Transport, Good Schools, Parks and Green Spaces

EPC - D

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LOCAL TRANSPORT LINKS FROM MOTTINGHAM STATION:

Cannon Street in around 22 minutes

Charing Cross in around 29 minutes

There are also numerous bus services including the 124, 126 and 161 which enable easy access to areas around South London.

LOCAL RESTAURANTS INCLUDE:

Eltham Grill House, Totti, Eltham GPO, Delicio Cafe Brasserie, Egg&Co café-bistro, Legends American Grill & Bar, Kebab Ziyafet LTD, Viet Mart & Arawak Caribbean Street Food.

Local Coffee Shops Include:

The Nest SE9, Tasty Cafe London, Taste Coffee shop, Coco's Café & Espresso Bar and Fresh Ground Coffee House Eltham.

There is a large amount of local convenience stores as well as a Sainsbury’s and two Lidl Supermarkets locally.

GOOD SCHOOLS INCLUDE:

Orion Ravensworth: Behaviour and attitudes – Good, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education – Good

Middle Park Primary School: Behaviour and attitudes – Outstanding, Early years provision – Outstanding, Leadership and management – Good, Personal development – Good, The quality of education – Good

Wyborne Primary School: Achievement of pupils – Good, Behaviour and safety of pupils – Good, Leadership and management – Good, Quality of teaching – Good

LOCAL PARKS AND GREEN SPACES INCLUDE:

The Tarn which has a peaceful Bird Sanctuary, Avery Hill Park which has expansive grassland, ancient trees and a winter garden and Eltham Park which has nice walks and cafes.

Hunters estate agents Forest Hill have rented several houses and flats near Pickwick Court, SE9 over the last 10 years. The stats from a sale include:

• Offers received for 101.54% of the guide price
• 25 viewings
• 12 offers received (48% of offers were received compared to viewings!)

Hunters let and manage properties close to Pickwick Court, SE9

Early Viewing Highly Recommended