



**WEIGALL ROAD, LEE, LONDON, SE12 8HE**  
**GUIDE PRICE £450,000-£475,000 SHARE OF FREEHOLD**

**A SUPERB AND BEAUTIFULLY PRESENTED TWO BEDROOM MODERN APARTMENT WITH A PRIVATE BALCONY AND COMMUNAL GARDENS FOUND ON THE FIRST OF THIS SMALL MODERN BLOCK, WHICH IS LESS THAN 5 YEARS OLD, LOCATED CLOSE TO BOTH KIDBROOKE AND LEE STATIONS.**

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## DESCRIPTION:

The accommodation comprises; large entrance hall with utility cupboard, a very large 29'3 open plan living/dining room with a very attractive modern open plan kitchen with integrated Bosch appliances. There is direct access onto a good size private balcony with artificial lawn and glass balustrades overlooking the communal garden. There are two double bedrooms, with the master having built in wardrobes, and a large modern family bathroom. The property is in excellent decorative order with features including, Amtico Spacia Hampton Oak flooring, double glazed windows, Wondrwall intelligent heating control, solar panels and outdoor bike storage.

This is great apartment and sold with share of the freehold. Early viewing is a must. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

The property is located convenient for transport links with the choice of two mainline train lines. Kidbrooke station is only 0.45 miles with travel to London Bridge in just 15 minutes and direct trains to Victoria, Charing Cross, Waterloo East and Cannon Street also run from here. If you ever need a different line, Lee station is just 0.59 miles. Blackheath Village with its array of bars, restaurants, boutique shops, farmers market and mainline station is 0.72miles. At the bottom of the road there are several bus routes with access to all of the above as well as Eltham, Lewisham, New Cross and Crystal Palace. The popular open spaces of Blackheath Common, Greenwich Park and Manor House Gardens are all within a short walk with the popular Sutcliffe Park just 600 metres away with beautifully landscaped wetlands, sports facilities and ponds. The new Cator Park is also close by which has been created as part of Kidbrooke Village, including a large children's adventure play area and a multi-use games area. The house is in the catchment area of the Ofsted Outstanding Winfield Primary school as well as several sought after private schools.

## AT A GLANCE

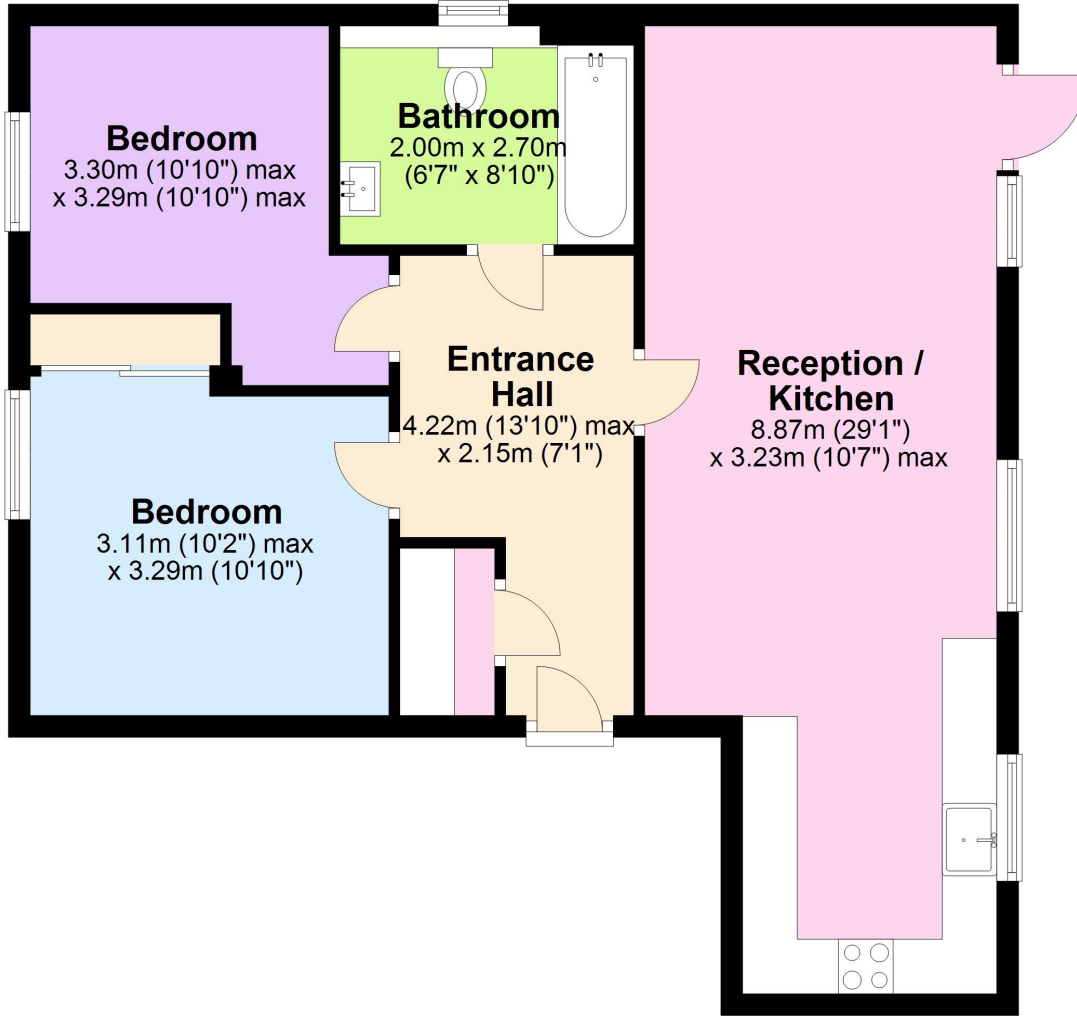
- modern apartment
- first floor
- two bedrooms
- high spec
- large lounge/diner
- private balcony
- communal garden
- share of freehold
- close to station
- close to shops





# First Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



Total area: approx. 62.5 sq. metres (672.4 sq. feet)

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)  | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> | 86                      | 86        |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

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