



LISKEARD GARDENS, BLACKHEATH, SE3 0PJ  
**£250,000 LEASEHOLD**

**A SUPERBLY LOCATED AND SPACIOUS PURPOSE BUILT STUDIO APARTMENT, FOUND ON THE SECOND FLOOR OF THIS SMALL MODERN BLOCK CLOSE TO THE HEATH AND A SHORT WALK FROM BLACKHEATH VILLAGE, SOLD CHAIN FREE AND WITH A GARAGE EN BLOC.**

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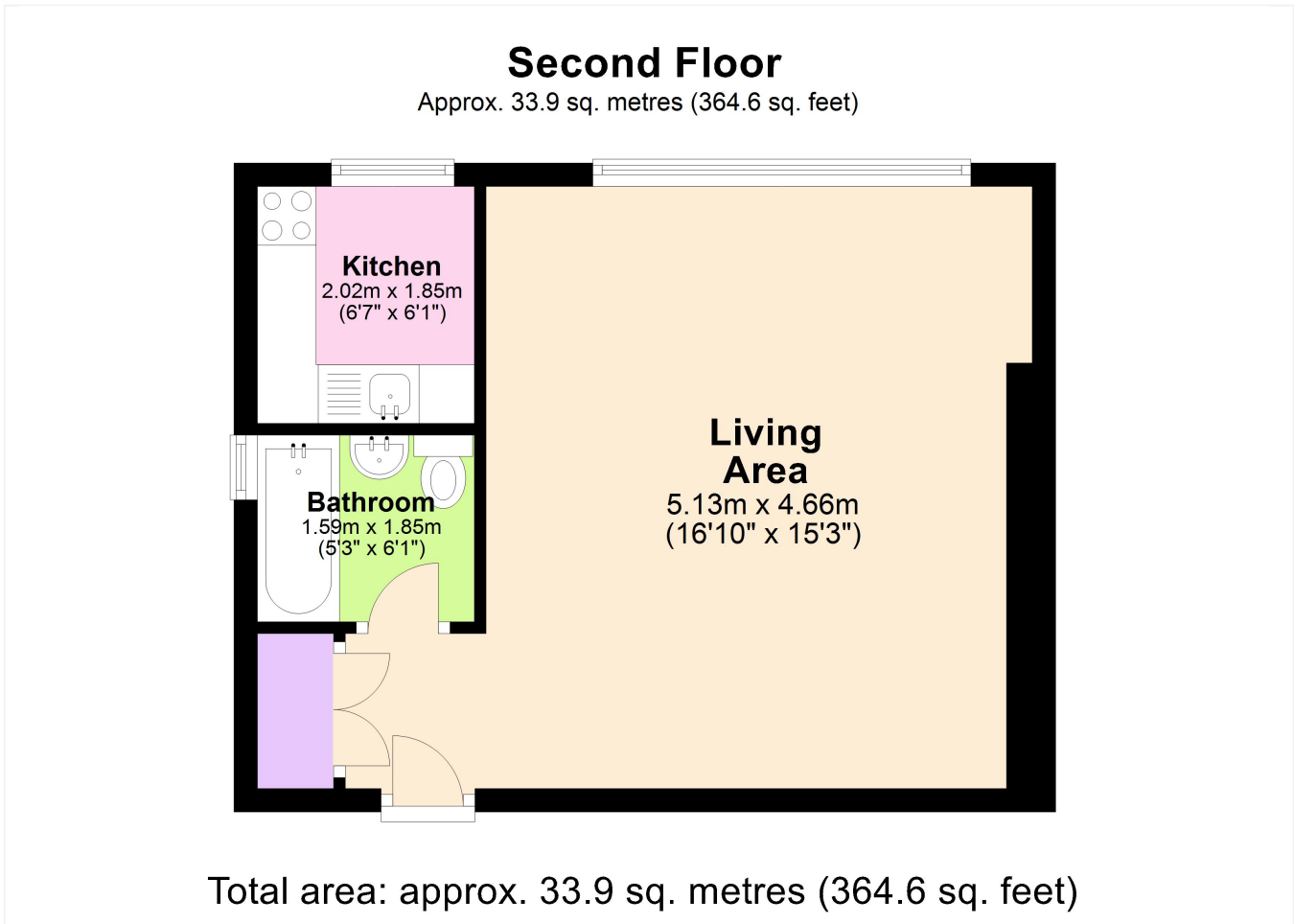
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## DESCRIPTION:

The accommodation comprises a bright and airy (16'10x15'3) studio room, a separate modern kitchen and a family bathroom. The property further benefits from communal gardens to the rear, garage en-bloc and free bay parking adjacent to the development on Liskeard Gardens.

The property is ideal for first time buyers, as an investment property or pied-à-terre. There is no chain and immediate viewing is strongly advised. Video tour can be seen at [winkworth.co.uk](http://winkworth.co.uk)

Beechcroft Court is located on Liskeard Gardens, an outstanding quiet road located just off to the heath and is very convenient for transport links with Blackheath Station, 0.5 miles, Greenwich and North Greenwich, 1.9 miles. Blackheath Common, (0.3 miles), and Greenwich Park, (0.5miles), are both just a short walk and Blackheath Village with its array of restaurants, bars and boutique shops is only 0.6 miles.



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 |
|--|---|-------------------------|-----------|
| Less energy efficient - lower running costs  |   |                         |           |
| (92+)  | A |                         |           |
| (81-91)                                      | B |                         |           |
| (69-80)                                      | C |                         |           |
| (55-68)                                      | D |                         |           |
| (39-54)                                      | E | 45                      |           |
| (21-38)                                      | F |                         |           |
| (1-20)                                       | G |                         |           |
| More energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                    |   | EU Directive 2002/91/EC |           |

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