

**GARDEN HOUSE  
MYCENAE ROAD BLACKHEATH SE3**



**£345,000 LEASEHOLD**

A beautifully finished 2 bedroom first floor apartment situated in a newly built low rise property. This delightful flat has been built to a very high specification with 'Villeroy & Boch' bathroom and 'Stoneham' built kitchen. The property benefits from underfloor heating, secure residents parking and is located in a quiet spot within the Conservation area.

- 2 Bedrooms
- En-suite Shower
- Integrated Kitchen Appliances
- Video Entry Phone
- Secure Residents Parking
- Excellent Location

**OPEN 7 DAYS**

**Residential & Commercial Estate Agents & Surveyors**

**[www.johnpayne.com](http://www.johnpayne.com)**

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

# Garden House, Mycenae Road, Blackheath, SE3 7AX

## **ENTRANCE**

Access via communal entrance with video entry phone, two storage cupboards.

## **RECEPTION**

15'5 x 11'6 Window to rear, solid wood floors with underfloor heating, open to:

## **KITCHEN**

9'11 x 7'11 Contemporary 'Stoneham' kitchen with a range of wall and base units, integral fridge freezer, dishwasher and washing machine, sink with mixer taps, stainless steel oven with halogen hob and extractor hood over, solid wood floors with underfloor heating.

## **MASTER BEDROOM**

17'7 x 9'8 Window to side and rear, carpet, underfloor heating.

## **EN-SUITE SHOWER**

7'1 x 4'7 Window to side, 'Villeroy & Boch' suite comprising walk-in shower, low level concealed cistern WC, wash hand basin, tiled flooring with underfloor heating, tiled walls, chrome heated towel rail, spotlights.

## **BEDROOM 2**

13'9 x 8'1 Window to rear, carpet, underfloor heating.

## **BATHROOM**

8'6 x 7'1 'Villeroy & Boch' white suite comprising low level concealed cistern WC, wash hand basin and bath with central mixer taps and shower rose over, tiled flooring with underfloor heating, tiled walls, spotlights.

## **SECURE RESIDENTS PARKING**

To front.

## **TENURE**

Details of the tenure will be included in the Home Information Pack available with this property. We are however given to understand that the property is held on a leasehold title. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

## **LOCAL AUTHORITY**

London Borough of Greenwich

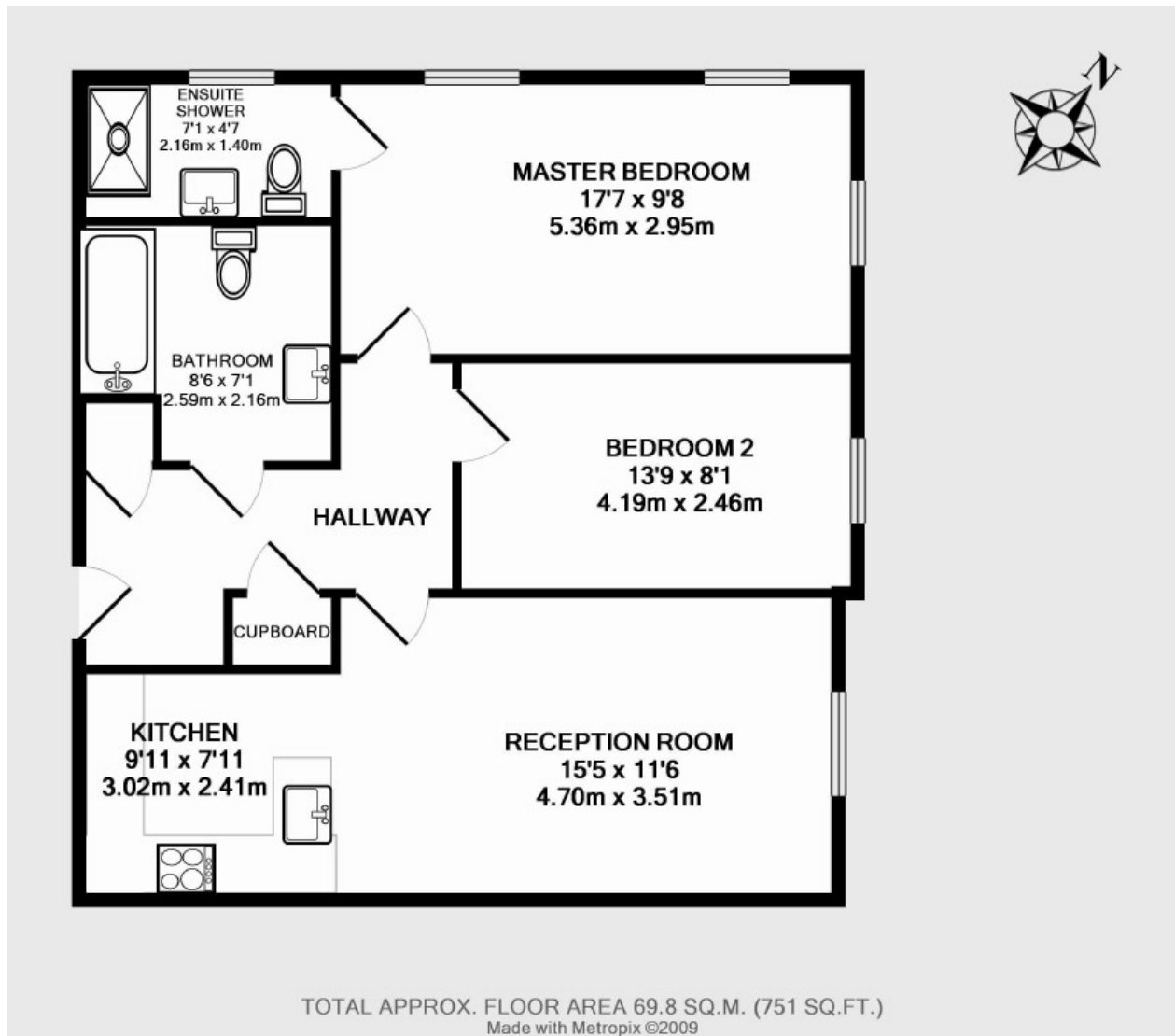
## **VIEWING**

Viewing by prior appointment through vendors sole agents John Payne on 020 8858 6101

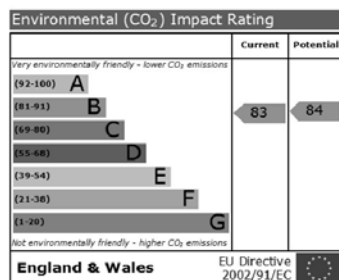
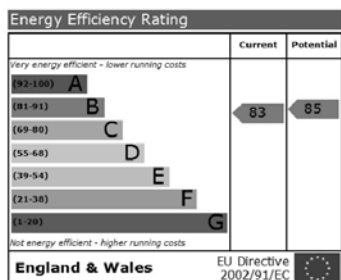
11 Stratheden Parade Blackheath SE3 7SX or e-mail us on

[westcombepark@johnpayne.co.uk](mailto:westcombepark@johnpayne.co.uk)

# Floorplan



## Energy Performance Certificate



## Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

# Additional Photos of Garden House Mycenae Road Blackheath SE3

