



HARRISON INGRAM

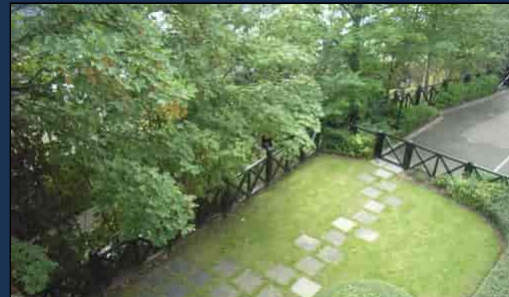
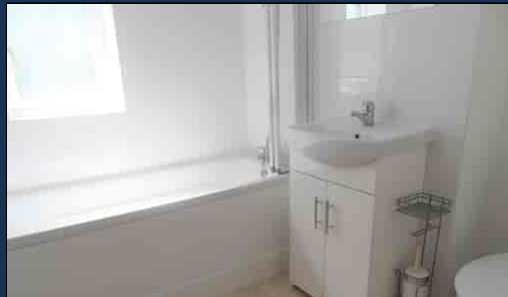
Windy Corner, 101A Birchwood Road, Wilmington,
Kent, DA2 7HQ

Tel: 0208 8859 4419

Email: info@harrisoningrameltham.co.uk

Web: www.harrisoningram.co.uk

**Riverside Court, Lee Road,
Blackheath, London, SE3 9DG**



Offers in Excess of £280,000

REALISTICALLY PRICED TO ATTRACT INTEREST from FIRST TIME BUYERS who are looking to purchase a property with NO ONWARD CHAIN.

Forming part of a PRIVATE GATED DEVELOPMENT, this SECOND FLOOR apartment enjoys a tree top outlook to front and rear including windows OVERLOOKING THE RIVER QUAGGY.

FANTASTIC LOCATION for the BUSY PROFESSIONAL as it is SUPERBLY situated within WALKING DISTANCE of both LEE GREEN & BLACKHEATH VILLAGE which offer an array of shops, restaurants, boutiques, pubs, coffee shops and STATIONS which provide regular services to London Bridge, Charing Cross, Cannon Street and London Victoria. Lewisham is just one stop away where you can catch the DLR to Canary Wharf and the City.

The apartment is decorated in neutral colours and offers bright and spacious accommodation with fitted kitchen, good size lounge, bright bedroom, double glazing, electric heating, allocated parking behind electric gates and landscaped communal grounds.

COMMUNAL HALL

Via secure entry phone system, carpeted stairs leading to the apartment.

ENTRANCE HALL

Hardwood entrance door, entry phone, storage heater, built in storage cupboard, laminate wood flooring, main fuse box.

LOUNGE

4.82m x 3.40m (15' 10" x 11' 2") Lovely bright room with large windows to rear overlooking the River Quaggy, storage heater, laminate wood flooring, doorway through to:-

KITCHEN

3.40m x 1.78m (11' 2" x 5' 10") Window to front, matching range of fitted base, drawer and wall units with chrome handles, inset stainless steel sink unit with chrome mixer tap, ample worktop surfaces, built in electric oven, hob and cooker hood, washing machine, fridge/freezer, part tiled walls and tiled flooring.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

BEDROOM

3.08m x 2.81m (10' 1" x 9' 3") Window to front, electric heater, fitted carpet.

BATHROOM

2.17m x 2.14m (7' 1" x 7' 0") Frosted window to rear, modern white suite comprising panelled bath with chrome mixer tap/shower attachment, shower screen, vanity wash hand basin with chrome mixer tap and storage under, low level WC, chrome heated towel rail, mirror, heater, fully tiled walls to bath area, vinyl floor covering, extractor.

COMMUNAL GROUNDS

Landscaped communal grounds along the side of the River Quaggy.

PARKING

Allocated parking space.