



HARRISON INGRAM

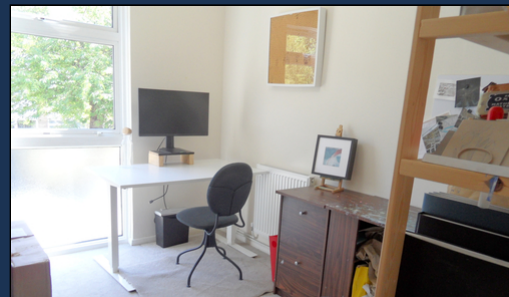
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**Wycombe Court, 14 St Johns Park,
Blackheath, London, SE3 7TW**



Offers in Excess of £500,000

When buying your new home, if your "wish list" contains the words LOCATION, SIZE, CONDITION, SHARE OF FREEHOLD, GARAGE, REALISTICALLY PRICED, NO ONWARD CHAIN then we suggest that you WASTE NO TIME IN VIEWING this first floor flat as it offers all of the above and MUCH, MUCH MORE!!!!

The LOCATION IS SUPERB, as it is situated in a desirable road within close proximity of the open heath, Blackheath Standard and Blackheath Village which both offer a fantastic array of shops, boutiques, cafes, patisseries, bars and restaurants and also Royal Greenwich Park and Observatory.

TRANSPORT links are excellent with regular bus routes to North Greenwich, and you will be spoiled for choice of Stations as Maze Hill, Westcombe Park and Blackheath are all close by.

If you have children, again, you will have an excellent choice of both public and private schools.

The flat has been decorated in neutral colours throughout and offers a spacious lounge/diner with lovely views over the gardens, fitted kitchen with appliances, THREE GOOD SIZE BEDROOMS, bathroom, cloakroom, fitted carpets, double glazing, gas central heating, lots of built in storage, garage en-bloc, residents parking and replaced roof.

HIGHLY RECOMMENDED.

COMMUNAL HALL



Secure letterbox, door to garden and stairs leading to the upper floors.

ENTRANCE HALL

Hardwood entrance door with spyhole, enptryphone, smoke alarm, fitted carpet, built in storage cupboard, radiator.

LOUNGE/DINER

Spacious room with large double glazed windows to rear overlooking the gardens, fitted carpet, radiator x 2, door to:-

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.

KITCHEN

Double glazed windows to rear, fitted with matching range of wall, floor and base units, ample worktop surfaces, inset 1.5 bowl stainless steel sink unit with chrome mixer tap, deep built in larder cupboard, boiler for central heating and hot water, washing machine, fridge freezer, dishwasher and electric cooker, tiled to splashback areas, tiled floor.

BEDROOM ONE



Large double glazed window to front, fitted carpet, double built in wardrobe, radiator.

BEDROOM TWO

Double glazed window to front, fitted carpet, radiator.

BEDROOM THREE



Double glazed window to front, fitted carpet, radiator.

BATHROOM

White suite comprising panelled bath with chrome mixer tap, independent electric shower unit., pedestal wash hand basin with chrome taps, fully tiled walls and floor. chrome radiator/heated towel rail, shaver point, extractor.

CLOAKROOM

White low level WC and small wash hand basin with chrome taps, half tiled walls, tiled floor, extractor.

COMMUNAL GARDENS



Very well maintained with large lawn area, shrubs and clothes drying area.

GARAGE

En-bloc. There is also ample off road parking for residents.