



**LYNDENHURST, 32 LEE ROAD, BLACKHEATH, LONDON, SE3 9RY**  
**GUIDE PRICE £400,000-£425,000 SHARE OF FREEHOLD**

**SITUATED IN THIS FANTASTIC LOCATION WITHIN A SHORT WALK OF BLACKHEATH VILLAGE AND STATION, IS THIS HUGE ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH GARAGE, OFF STREET PARKING AND DIRECT ACCESS TO A LARGE PRIVATE PATIO AND COMMUNAL GARDEN.**

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## DESCRIPTION:

The property is in good decorative order although still offers scope to enhance. Features include double glazed windows and gas fired central heating. Found on the ground floor and with a private entrance, the accommodation comprises; entrance hall with built in mirrored wardrobes and a cloakroom (WC), a large L-shape reception room and a separate modern kitchen.

There is a large master bedroom with built in wardrobes and leading to a bathroom. From the living room via glazed doors is a large private patio that then leads onto extensive communal gardens. The property has the additional benefits of a garage, with parking space in front and is sold with a share of the freehold.

This is a lovely apartment and early viewing is a must.

Lydenhurst is a very small development of just 8 apartments set back from Lee Road and located just 0.25 miles from Blackheath Village with its array of bars, restaurants, boutique shops and mainline station. Trains from Blackheath to London Bridge take approximately 10 minutes, and approximately 25 minutes to Victoria. The heath is only 0.4 miles and both Greenwich Park and Manor House Gardens are just a short walk away.

## AT A GLANCE

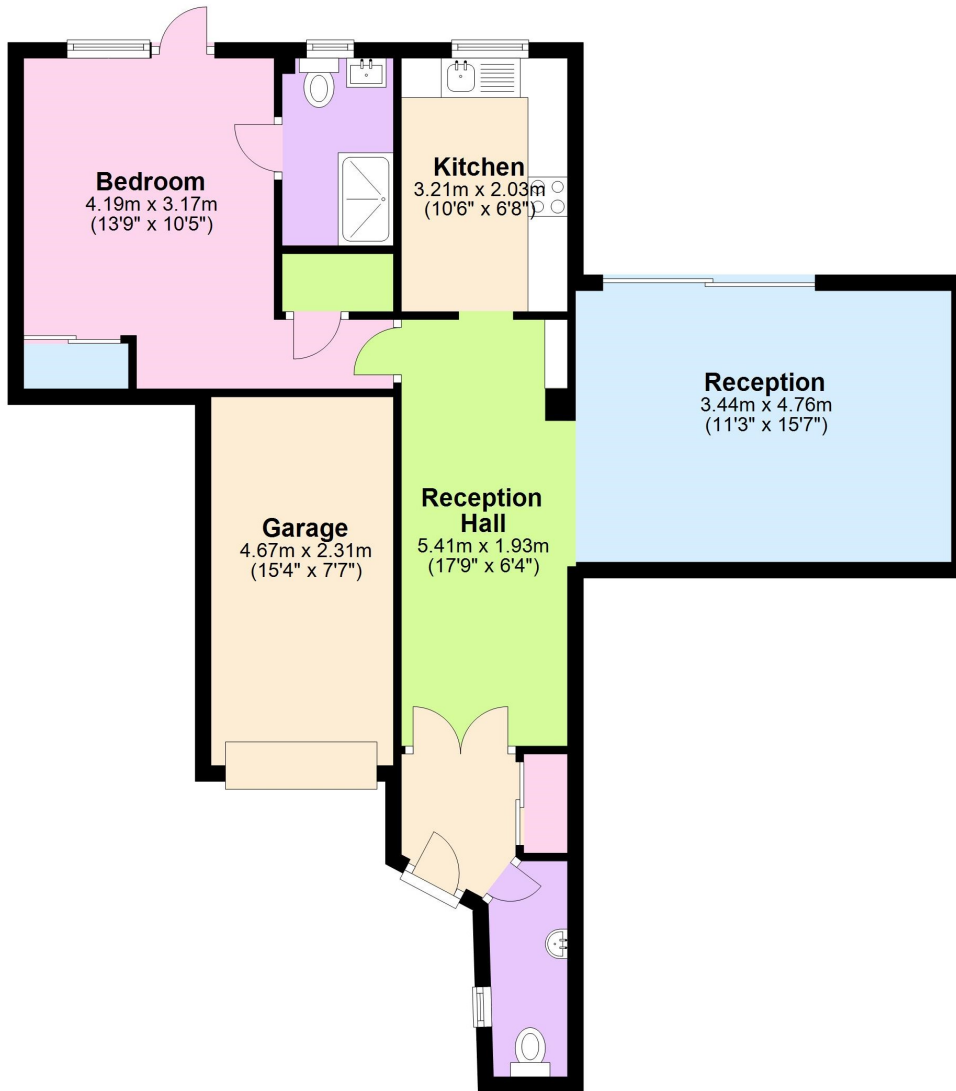
- large apartment
- one double bedroom
- ground floor
- private entrance
- garage
- private patio
- larger communal garden
- off street parking
- chain free
- very close to village





## Ground Floor

Approx. 71.4 sq. metres (768.4 sq. feet)



Total area: approx. 71.4 sq. metres (768.4 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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