

**For Sale: Westcombe Hill, SE3**  
**2 Bedroom First Floor Flat**  
**Price: £350,000.00**

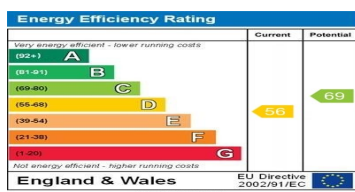


Estates Ltd

Property Sales and Management



**For Sale**  
**Westcombe Hill**  
**Blackheath SE3**  
**Price: 350,000.00**



**E & C Estates: are proud to present this**  
**2 Bedroom Flat in SE3**

**Viewing by appointment only**  
**E & C Estates**  
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## \*\*\*2 BEDROOM FIRST FLOOR FLAT FOR SALE IN SE3\*\*\*

New to the Sales market is this gorgeous TWO DOUBLE BEDROOM SUBSTANTIAL FIRST FLOOR FLAT located minutes from Westcombe Park Train Station and Maze Hill Train Station in SE3. This ideal investment property comes with new lease and no Chain

Added bonus include Gas Central Heating, 3 Piece Bathroom, Fitted Kitchen, spacious living room and close proximity to local amenities. This property is ideal for investors looking to purchase with Vacant Possession.

Properties in this central highly sought after location rarely come to the market and early viewing is advised.

Lease Length: 200years

Service Charge: £120.00 per month

Ground Rent: n/a

EPC Rating: D

Potential Rental Income: £2,100.00pcm

The Royal Borough of Greenwich Council Tax Band: D

Lounge: 16'73" x 15'57" (5.10m x 4.80m)

Kitchen: 11'74" x 7'50" (3.6m x 2.2m)

Bedroom-1: 16'03" x 10'49" (4.9m x 3.2m)

Bedroom-2: 14'81" x 11'34" (4.5m x 3.5m)

Bathroom: 10'00" x 4'76" (3.0m x 1.5m)

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.