



# Blackwell Close, London

£385,000

**Havilands**

the advantage of experience



- 2 bed, 2 bath 2nd floor apartment
- En-suite to main bedroom
- Great location for schools
- Attractive kitchen open to lounge/diner
- Built 2007 - good energy efficiency
- Allocated parking
- Close to Oakwood and Grovelands Parks
- Good transport links
- Loft
- CHAIN FREE

For more images of this property please visit [havilands.co.uk](http://havilands.co.uk)

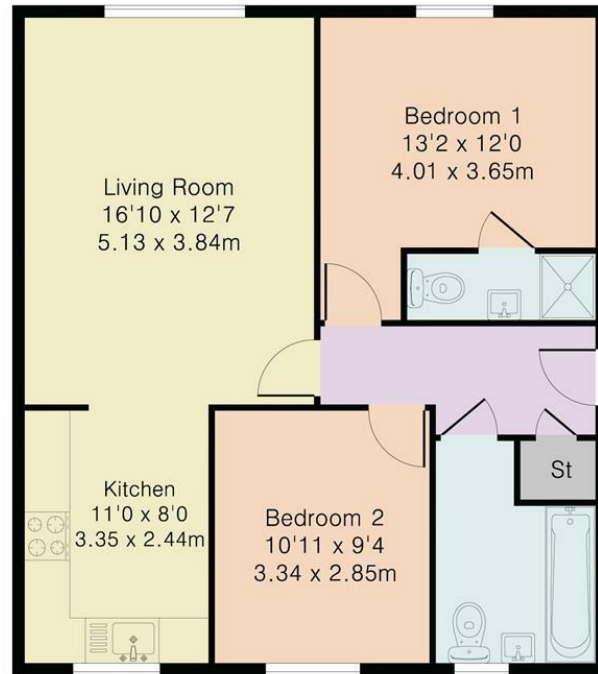


Havilands are pleased to present this CHAIN FREE 2 bed, 2 bath second floor apartment. The property offers a light, open-plan kitchen/dining room and lounge. Featuring high ceilings and double glazed sash windows throughout. The master bedroom benefits from an en-suite bathroom; there is a second bedroom and family bathroom plus allocated parking. There is rich wooden flooring throughout, with matching tiles in the kitchen and bathrooms. The property also benefits from a long lease of 140 years and, being built in 2007, has a high energy efficiency rating plus loft. Location wise, it is close to some of the best schools in the area plus good transport links, Grovelands and Oarkwood Park. Viewing highly recommended.

Tenure: Leasehold 140 Years  
 Service Charge: £1600 per year  
 Ground Rent: £400 per year  
 Council Tax Band: D  
 EPC Rating: 55; potentially 78

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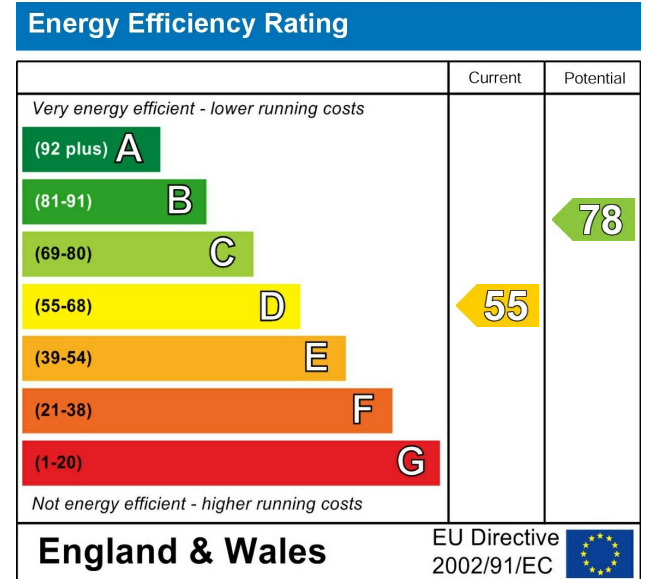
Approximate Gross Internal Area 697 sq ft – 65 sq m



Second Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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