

Vista Heights, Duncombe Hill

Offers in excess of: £450,000

Bryan & Keegan
ESTATE AGENTS

- Chain Free
- Long lease
- Off street parking
- Private residents' gym
- Access to a private resident's park
- Garage
- Great transport links
- Two double bedrooms





Welcomed to the SE23 market is this fantastic top floor flat with views of the London skyline and measuring in excess of 800 sq ft and offered to the market chain free.

Key features of the property include two double bedrooms, built in storage, a large reception room with doors opening onto a Juliet balcony, modern kitchen and a family bathroom. This property also boasts off street parking, its own onsite private residents gym and garage, which can also be used for added storage.

Benefitting from a long lease, this is perfect for first time buyers or those looking for a bit of extra space. It also has the added benefit of access to a private residence park that has its own tennis court and is only available to those who live along the street.

Vista Heights is located only a short walk from Honor Oak Park Station, where you can catch regular Overground services into London. As well as your own private park you are also conveniently located a short 2-minute walk from Blythe Hill Fields.



Brockley, 360 Brockley Road, Brockley,
London, SE4 2BY

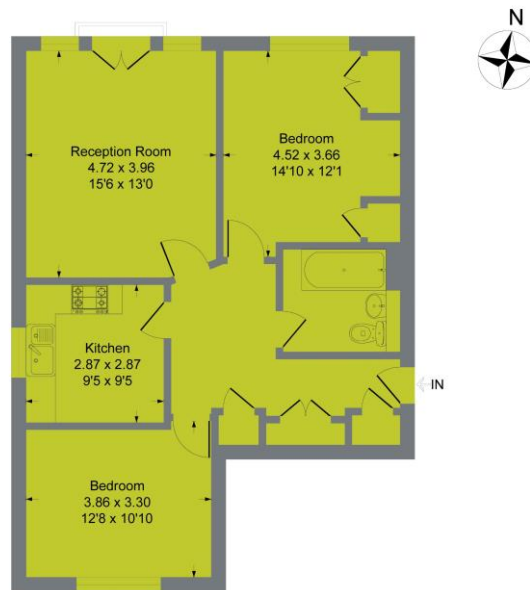
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Approximate Gross Internal Area 74.7 sq m / 804 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.