

LOCK CHASE BLACKHEATH SE3



PRICE £345,000 LEASEHOLD*

A three bedroom maisonette occupying the first floor position within this highly regarded, tree lined residential crescent. Situated in Lock Chase, a little-known development 500 yards from Blackheath Village, the property enjoys both the peace and quiet of such a backwater position while being just a short stroll from the hustle and bustle of Blackheath Village.

Internally the property would benefit from some modernisation and benefits from a garage en bloc and vacant possession.

PRIVATE ENTRANCE HALLWAY
RECEPTION ROOM, KITCHEN/BREAKFAST ROOM
THREE BEDROOMS, BATHROOM, SEPARATE CLOAKROOM
COMMUNAL GARDENS
GARAGE EN BLOC

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

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Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

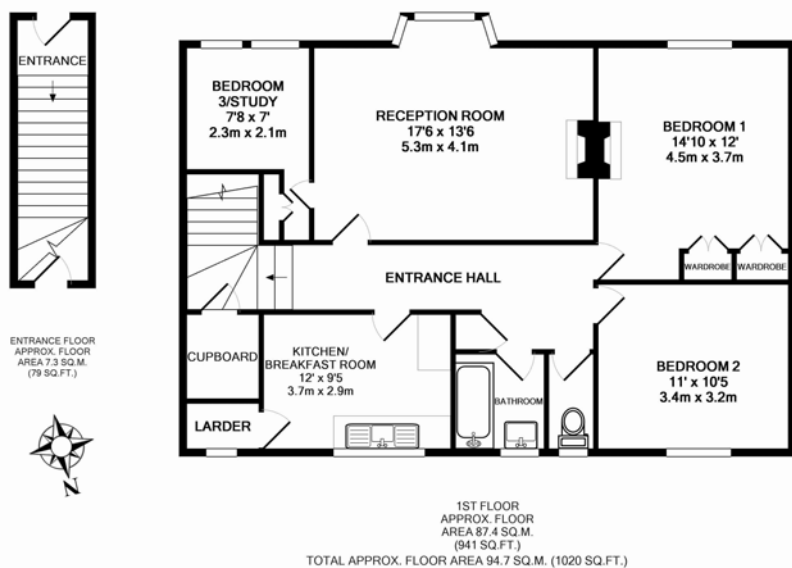
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Lock Chase SE3
Accommodation with approximate measurements:

LC/JK/B/14/220809

Access is via private entrance door to first floor.
 Large storage cupboard on half mezzanine landing.

- HALLWAY** Airing cupboard, Dimplex wall heater, access to loft space.
- LOUNGE** 17'6 x 13'6. Bay window to front, Dimplex wall heater, original tiled fireplace with tiled hearth. Wall light points, fitted cupboard and shelving. Door to:
- BEDROOM 3/STUDY** 7'8 x 7'. Two octagonal windows to front, built-in wardrobe.
- KITCHEN/ BREAKFAST ROOM** 12' x 9'5. Window to rear overlooking communal gardens. Range of base and wall units. Double drainer stainless steel sink unit with mixer taps. Dimplex wall heater. Door to original walk-in larder with obscure glass window to rear.
- BEDROOM 1** 14'10 x 12'. Window to front, built-in wardrobes and drawer units, Dimplex wall heater.
- BEDROOM 2** 11' x 10'5. Window to rear overlooking communal garden, fitted corner wardrobe, Dimplex wall heater.
- BATHROOM** Two-piece suite consisting of panelled enclosed bath with chrome mixer taps, vanity sink unit. Part tiled walls, electric wall heater. Obscure glass window to rear.
- SEPARATE CLOAKROOM** Obscure glass window to rear, low-level wc.



FLOOR PLANS ARE INTENDED FOR IDENTIFICATION PURPOSES ONLY, THEY ARE NOT TO SCALE AND THEIR ACCURACY CANNOT BE GUARANTEED.
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OUTSIDE

COMMUNAL GROUNDS

To the rear of the property there are well tended, lawned communal grounds.

GARAGE EN BLOC

TENURE

Details of the tenure will be included in the Home Information Pack available with this property. We are however given to understand that the property is held on a leasehold title. Purchasers should verify this and other related information prior to making a commitment to purchase.

* To include a newly extended lease.

VIEWING

By prior appointment through vendor's sole agents John Payne on **020 8318 1311**
 1 Montpelier Vale, Blackheath, SE3 0TA or email us on blackheath@johnpayne.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		13	23
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		37	45
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PROPERTY MISDESCRIPTIONS ACT

Whilst every care has been taken in the preparation of these particulars we have not inspected the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase.