

MONTPELIER VALE BLACKHEATH SE3



PRICE £375,000 LEASEHOLD

A split level flat in the heart of Blackheath Village approached via a private courtyard style terrace and enjoying views of the heath and All Saints Church. Situated in Montpelier Vale, the property is conveniently placed to enjoy all the facilities the village has to offer. Internally the property has been updated to include a modernised kitchen and bathroom.

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

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

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Montpelier Vale, Blackheath, SE3 0TA

Two double bedrooms
 Study/bedroom 3
 Reception room with balcony
 Impressive oak kitchen
 Victoriana bathroom
 Private rear terrace

ENTRANCE FLOOR

Access is via private terrace with part glazed door opening on to entrance hall.

Entrance hall

Of good size, with radiator, understairs storage cupboard, entryphone and stairs to upper floor.

Reception room

13'11 x 11'4. An attractive room with solid oak flooring, ornate cast iron period fireplace with inset tiles and tiled hearth, telephone point, double radiator, french doors leading out to balcony.

Front terrace

With wrought iron railings, super views throughout the village and up towards All Saints Church and the heath.

Kitchen

9'11 x 7'8. High-spec oak kitchen with granite worktops, stainless steel Neff electric oven with four burner gas hob and extractor above, inset stainless steel Neff microwave oven. Plumbed for automatic washing machine, integrated fridge and freezer, ceramic tiled flooring, inset halogen spotlighting, integrated Neff dishwasher, multi pane window to rear.

Study/bedroom 3

10'3 x 8'8. Multi pane window to side, double radiator.

UPPER LEVEL

With panelled doors to all rooms, airing cupboard housing Vaillant gas fired combination boiler with storage above, central heating thermostat.

Bedroom 1

13'11 x 11'5. Sashcord window to front providing views towards All Saints Church and the heath. Radiator.

Bathroom

Modern Victoriana suite comprising pressed steel panelled bath with wall mounted chrome shower, pedestal wash hand basin, high flush wc. Heated towel rail, ceramic tiled flooring, recessed shelving, walls to bath tiled in contrasting ceramics, shaver point. Multi pane opaque window to rear.

Bedroom 2

13'10 x 8'3. With multi pane window to rear, radiator.

COURTYARD STYLE TERRACE AREA

To the rear, for the exclusive use of this property.

TENURE: LEASEHOLD

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 with a term of 189 years from 25 December 1990. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

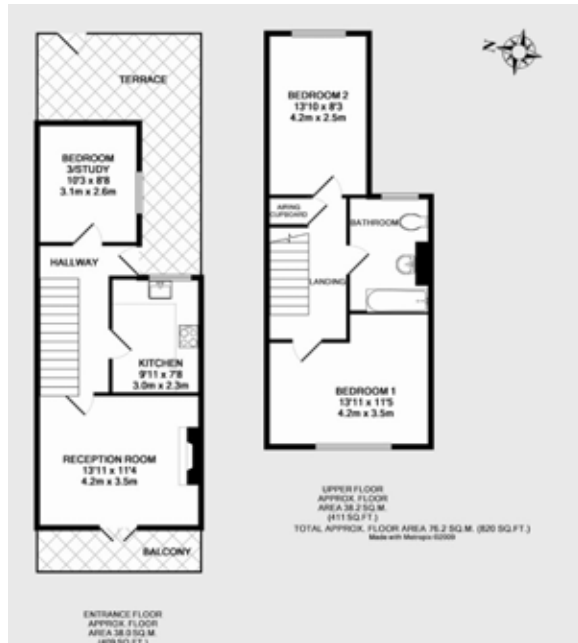
LOCAL AUTHORITY

London Borough of Lewisham

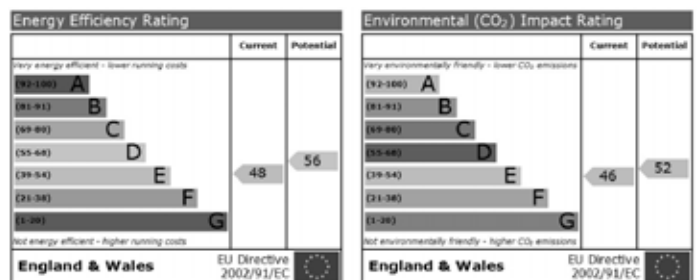
VIEWING

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

FLOOR PLAN



ENERGY PERFORMANCE CERTIFICATE



PROPERTY DESCRIPTIONS

Whilst every care has been taken in the preparation of these particulars we have not examined 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. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.