



ST AUSTELL ROAD SE13

PRICE £375,000 LEASEHOLD

Spacious two double bedroom ground floor flat with a private garden located in this attractive Edwardian house just a short walk to Lewisham DLR and the open heath, and a little over half a mile to Blackheath Village. A unique flat with a spacious feel and layout.

- Recently refitted kitchen
- 17ft lounge
- Private secluded garden with patio area
- Period features
- Short walk to the open heath
- 18ft main bedroom with double french doors

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not 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.

St Austell Road, SE13 7EQ

COMMUNAL ENTRANCE HALL

Private entrance door.

L-SHAPED HALLWAY

Two sash windows to side, stripped wood floor, radiator, understairs storage cupboard.

RECEPTION ROOM

17'7 x 15'1. Bay window to front with leaded fanlights. Stripped wood floor, exposed brick chimney-breast with attractive fireplace with cast iron insert, slate hearth and gas-flame coal-effect fire. Original detailed cornicing, picture rails, radiator.

BATHROOM

Three piece suite consisting of panelled enclosed bath with central chrome mixer taps and power shower, low-level wc and pedestal wash hand basin. Mosaic tiled walls, tiled floor, heated towel rail, window to side.

KITCHEN

9'8 x 9'. Shaker style modern fitted range of base and wall units with laminated worktop surfaces, tiled splashbacks and understrip lighting. 4-ring gas hob, built-in oven, overhead extractor fan. Inset 1½ bowl sink with chrome mixer tap. Integrated fridge and washing machine. Tiled floor. Door to rear garden. Door to Bedroom 2.

BEDROOM 1

18'4 x 12'5. Two sets of french doors to rear garden and patio. Stripped wood floor, radiator, picture rails.

BEDROOM 2

11'10 x 9'8. Two sash windows to rear, radiator, wall light points, picture rails.

PRIVATE REAR GARDEN

Approximately 30' x 30'. Nicely enclosed and secluded with fenced surround. Two distinct areas with a raised lawn, good sized patio area with pergola, well stocked raised flower borders with mature plants. Shed, side access, outside tap.

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 from 21 May 1990 to 12 February 2114. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

LOCAL AUTHORITY

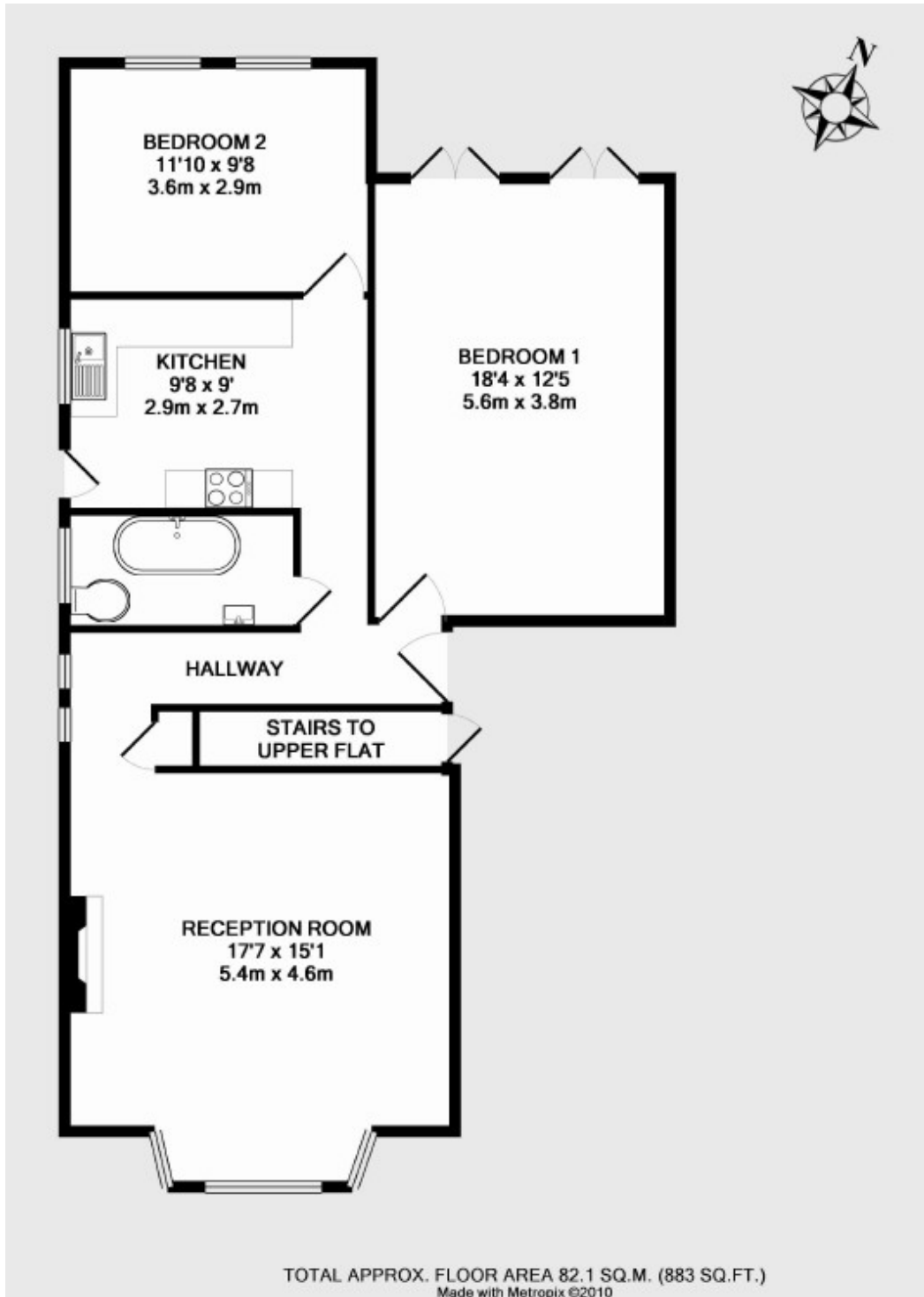
London Borough of Lewisham

VIEWING

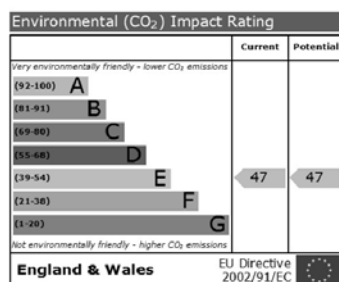
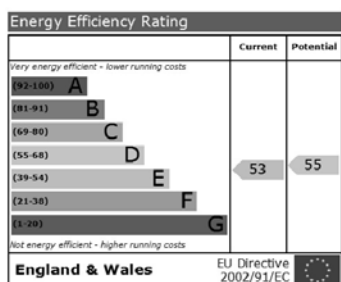
Viewing by prior appointment through vendor's sole agents John Payne on 020 8318 1311

1 Montpelier Vale, Blackheath, SE3 0TA
or email us on blackheath@johnpayne.com

Floorplan



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.

Additional Photos of St Austell Road SE13

