



St Joseph's Vale Blackheath SE3



An immaculately presented 3-bedroom end-of-terrace family home situated in an enviable raised position within this sought after private development. Set within 1/2 mile of Blackheath Village with its wide variety of independent shops, restaurants, cafes, railway station as well as John Ball School (OFSTEAD outstanding)

Master bedroom with en-suite shower room, two further bedrooms, white Duravit bathroom, John Lewis fitted kitchen, dining area open plan to the split-level living area, year-round double glazed conservatory, enclosed South-West facing rear garden and garage en-bloc.

£730,000 FREEHOLD

London Key
Nexus House
Cray Road
Kent DA14 5DA

020 8853 3690 / 07946 384 771

info@londonkey.co.uk

St Joseph's Vale



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		
Not energy efficient - higher running costs			
		71	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		69	83
England & Wales		EU Directive 2002/91/EC	

St Josephs Vale, SE3



Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 332965)

St Joseph's Vale SE3

An immaculately presented 3-bedroom end-of-terrace family home situated in an enviable raised position within this sought after private development. Set within 1/2 mile of Blackheath Village with its wide variety of independent shops restaurants cafes, railway station with trains to Charing Cross (26mins) London Bridge (13mins) and Victoria (29mins) as well as John Ball primary school (Top school in the borough, OFSTED Outstanding, a Sunday Times Top 500 school nationally.)

Solid wood front door with twin bulls-eye glass panels, into
Hall Ceramic tiled floor. Radiator

Cloakroom

Fitted in white and comprising a close coupled flush wc and vanity unit mounted hand basin with chrome mixer taps and cupboard storage beneath. Radiator. Ceramic tiled floor. Opaque glazed casement to the front.

From the hall, a door leads into the main ground floor living accommodation which is of open-plan design but with clearly defined areas.

Kitchen

Recently refitted by John Lewis in a range of wall base and drawer units finished in a high gloss white lacquer with contrasting warm grey composite work tops and glass splash backs and stainless steel handles. Incorporating a split level stainless steel double oven with microwave and grill. Stainless steel work top mounted four burner gas hob with concealed extractor above. Integrated Neff dishwasher, plumbing for washing machine and housing for a full height free standing fridge freezer. Dark grey 1 1/2 bowl sink and drainer with chrome mixer tap. Under unit lighting. Amtico flooring. Double multi-paned casement to the front.

Dining Area

Coving and skirtings. Double radiator. Access to very deep storage cupboard along with generous custom built under-stairs storage cupboards. Wide arch and steps down to the Living room

Living Room

The room benefits from an additional ceiling height with coving and skirtings. Twin double radiators. Fitted Zebrano wood laminate media storage units. Stainless steel halogen down-lighters. Casement and sliding fully glazed doors into the conservatory.

Conservatory

Constructed in 2010, this "year-round" conservatory is fully double glazed extension to the house. John Lewis Oak flooring. Tall radiator, it is currently used as a family room/play room and study. Double doors lead out to the garden.

Stairs with turned wood balustrade and polished wood handrail lead up to the first floor

Landing

Lit via a double height window to the side. Coving and skirtings. Access to the loft, which is suitable for conversion subject to the necessary planning permissions being obtained. Radiator. Twin deep storage cupboards one of which houses the gas fired combi boiler installed 2013.

Bedroom 1

A bright room set to the front with a double multi paned casement and a further single multi-paned casement overlooking the communal gardens. Spacious mirror fronted fitted wardrobes. Radiator. TV point. door into ensuite shower room

Ensuite Shower room

Fitted in white with chrome fittings and comprising tiled shower cubicle with glazed door and vanity unit mounted hand basin with cupboard storage beneath. Auto extractor fan.

Bedroom 2

Twin multi-paned casement to the rear. Spacious mirror fronted wardrobe storage. Radiator. Coving and skirting.

Bathroom

Refitted by Duravit in white with chrome fittings and comprising a luxurious oversize double ended bath with contemporary wall mounted filler taps and hand held shower attachment. Vanity unit mounted wash basin with cupboard storage beneath and wall mounted filler taps. Close couple flush WC. Radiator. Black granite tiled floor and white ceramic splash backs to walls surrounding the bath. Coving and skirtings. Auto extractor fan.

Bedroom 3

Multi paned casement to the rear. Coving and skirtings. Wardrobe recess.

Exterior

Enclosed rear garden which is mainly laid to lawn and gated access out. Shed Exterior double plug, tap. To the front there is a generous bike & buggy store and pretty private front garden. GARAGE en-bloc. St Joseph's Vale has been designed to incorporate generous landscaped communal garden areas with mature trees and plantings all of which creates a wonderful garden atmosphere.

Service charge

St Joseph's Vale is a private development and employs a full-time gardener/groundskeeper. The service charge of £120 pcm covers this along with all gardening, planting etc. and maintenance of communal areas (walkways are currently being re-paved) External repainting of houses and the garage doors every 3 years.

The mention of any appliances and/or services within these sales particulars does not imply they are in full an efficient working order. reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make out sales particulars as accurate as possible, if there is any point which is of particular importance to you please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

**VIEWING ARRANGEMENTS STRICTLY THROUGH
LONDON KEY ON
020 8853 3690 / 07946 384 771**