



Lawn Terrace, SE3 9LP

£ FREEHOLD

A superbly designed, newly built house, with two bedrooms and two bathrooms, located on a quiet turning in the heart of Blackheath Village.

The ground floor is largely the smart, open-plan, kitchen/dining/ living space with huge triple glazed sliding doors that open onto the secluded, west-facing garden at the rear. There is also a generous entrance hall with great storage and a very well fitted shower room. On the first floor are the two double bedrooms each with built-in wardrobes, the bathroom and a very useful study. The front driveway provides a large parking space and a fast charging point. EPC rating B. 10 Year ICW structural warranty.

Lawn terrace runs from Blackheath Village, by the station, up to Lee Terrace by Blackheath Hospital.

THE ACCOMMODATION COMPRISES : Entrance Hall • Kitchen/Living Room • Shower Room • Two Bedrooms • Bathrooms • Study • Drive with charging station • Garden • Gas Central Heating

The accommodation comprises

GROUND FLOOR

Entrance Hall : A generous hallway, with very large built-in storage cupboard, (which also houses the 'Worcester' gas combination boiler), door to shower room, stairs to first floor with further large storage cupboard beneath, open archway to...

Kitchen / Reception Room : A great open-plan space, well lit by window to the side, two skylights and the very wide, triple glazed sliding doors that open onto the west-facing garden. The kitchen area is well-fitted with gloss grey units, worksurface with inset stainless steel sink and chrome mixer, inset gas hob, built-in eye level, electric double oven, integrated fridge/freezer, space for washing machine and dishwasher.

Shower Room : W.C., basin on vanity unit and large tiled cubicle with thermostatic shower and glass door, tiled floor, window to the front.

FIRST FLOOR

Landing :

Bedroom 1 : Window to the front, built-in wardrobes and access to loft.

Bedroom 2 : West-facing window overlooking the rear garden, built-in wardrobes.

Study: A very appealing work-from-home space with nice outlook from floor to ceiling window.

Bathroom: Beautifully fitted with back-to-wall W.C., basin with integrated shelf and bath with tiled walls surrounding, tiled floor. Window to rear.

EXTERNAL

Front Driveway: A large parking space with fast charging point.

Rear Garden : Secluded and west-facing, with gravelled area outside the reception room doors, leading to a small step up and a path through the flat lawned area to a timber garden shed. A slim access passage runs down the side of the house and makes for an ideal bike store.

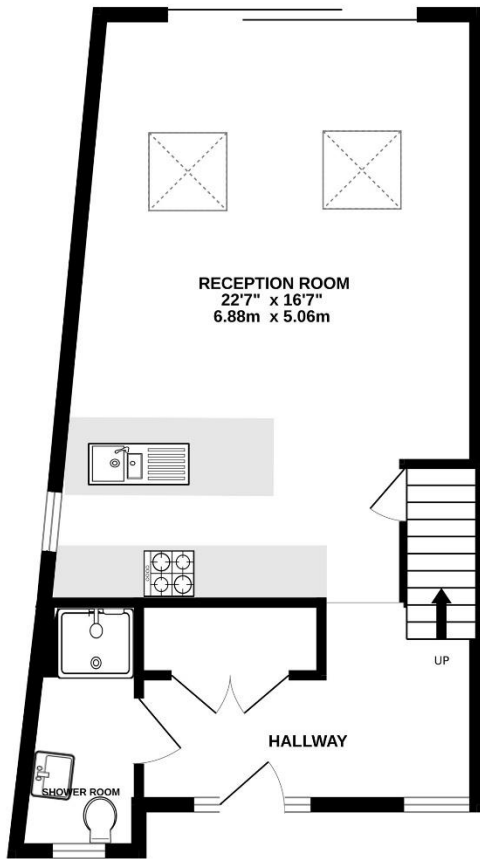
PRICE: £ FREEHOLD
VIEWING: Strictly by appointment through
COMBER & COMPANY - 020 8318 9666

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.

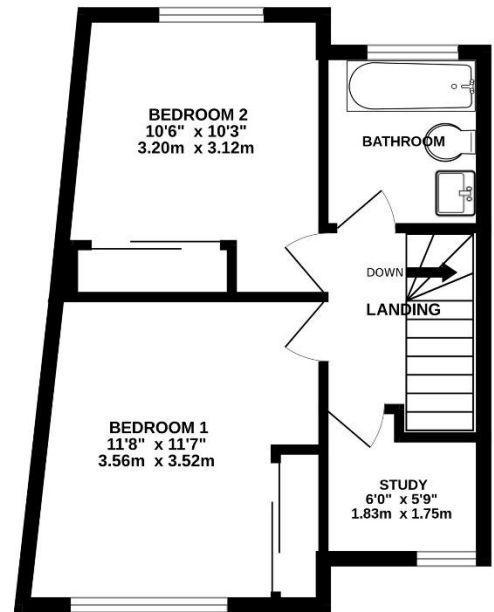




GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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