



St Germans Place, Blackheath, SE3 0NN

£ Leasehold

An immaculate two bedroom, two bathroom flat, the whole garden floor of this imposing building directly fronting The Heath. The flat has its own private entrance at the side, which opens into a tremendously long hallway off which, to the front of the building, is the over 29' long and beautifully fitted, open-plan kitchen/reception room. There are two good double bedrooms, the principal with smart en-suite and a superb family bathroom.

St Germans Place is a quiet cul-de-sac on the eastern edge of the Heath, a half mile walk across the Heath from both Blackheath Village & station, and Greenwich Park.

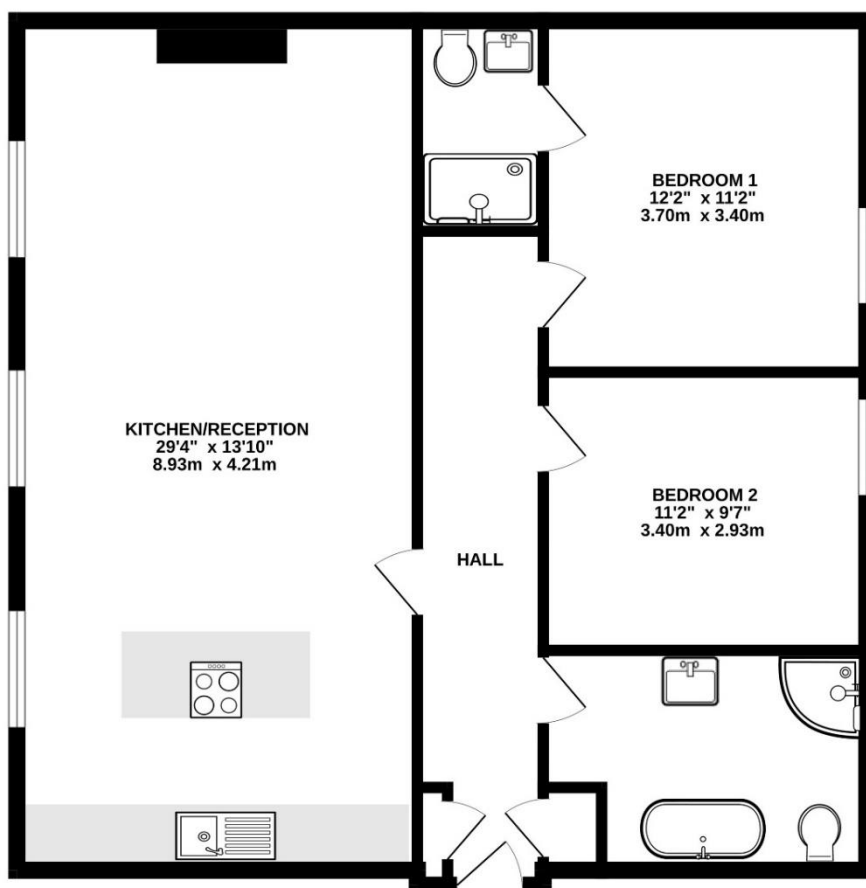
The Accommodation Comprises:

Entrance Hall, Open-plan Kitchen/Reception Room, 2 Bedrooms, 2 Bathrooms, Shared Garden, Driveway Parking, Gas Central Heating, No Chain.





GROUND FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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PRICE: £

LEASE TERM: 999 years

GROUND RENT: peppercorn

MAINTENANCE: £ TO BE ADVISED

VIEWING: Strictly by appointment through Comber & Company

020 8318 9666 sales@comberandco.co.uk

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.