



St Germans Place, SE3 0NN

£ Leasehold

A superb, totally refurbished and greatly extended house, originally the coach house of the adjoining late Georgian villa. Arranged over three floors, there are 1150 sq.ft. of immaculate interior space providing; three bedrooms & three bathrooms, a stunning open-plan, first floor kitchen/dining/sitting room with far-reaching views across the heath to the west, and on the ground floor a second reception space that opens onto the large private courtyard garden at the rear.

St Germans Place is a quiet cul-de sac a lovely half mile walk over the heath from Blackheath village and station.

The Accommodation Comprises:

Two Reception Rooms, Kitchen/Dining Room, Three Bedrooms, Three Bathrooms, Private Garden, Parking Space, Double Glazing, Gas Central Heating, No Chain.







PRICE: £ LEASEHOLD

LEASE: 999 years

GROUND RENT: Peppercorn

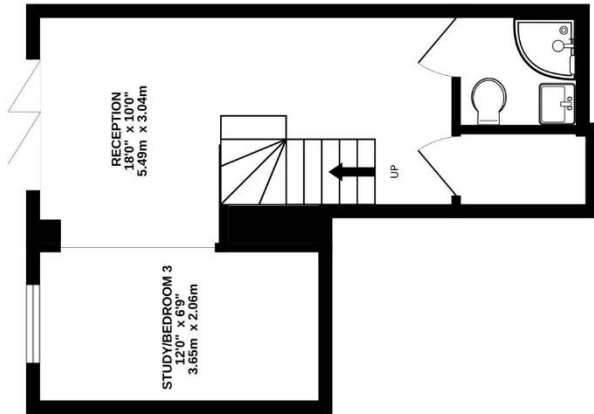
MAINTENANCE: £ TO BE ADVISED

VIEWING: Strictly by appointment through Comber & Company

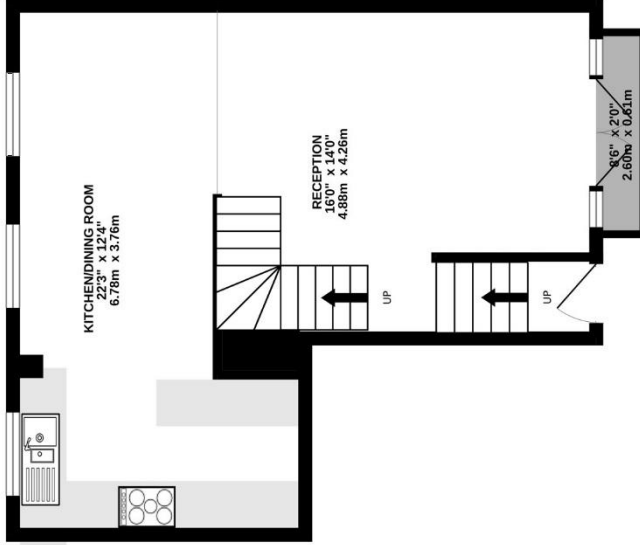
020 8318 9666 sales@comberandco.co.uk

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.

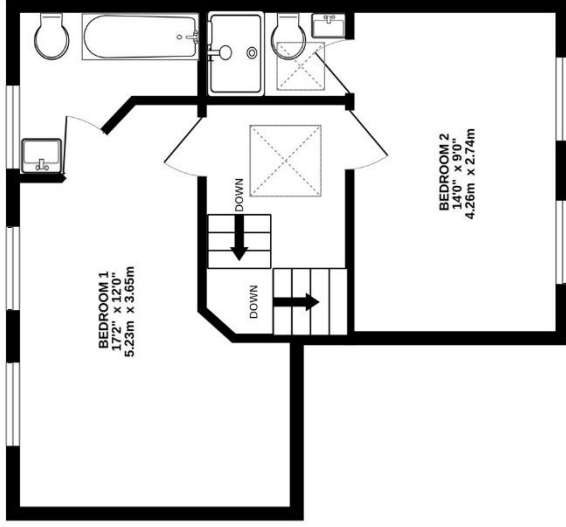
GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



2ND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1148 sq.ft. (106.6 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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