



**Pagoda Gardens, Blackheath, SE3 0UZ £ Freehold**

A very well presented mid-century house in a lovely location just 200 yards from the Heath, but also only half a mile from both Lewisham DLR & zone 2 stations and Blackheath village.

The house has been cleverly extended and reconfigured to provide a very large open-plan kitchen, dining and living space on the ground floor and on the first floor; three bedrooms, one with shower en-suite, family shower room and a separate lavatory. There is an enclosed south-facing garden at the rear.

**The Accommodation Comprises:**

Entrance Hall, Reception Room, Kitchen/Dining Room, Three Bedrooms, Shower ensuite, Showerroom, W.C., Garden, Double Glazing, Gas Central Heating.







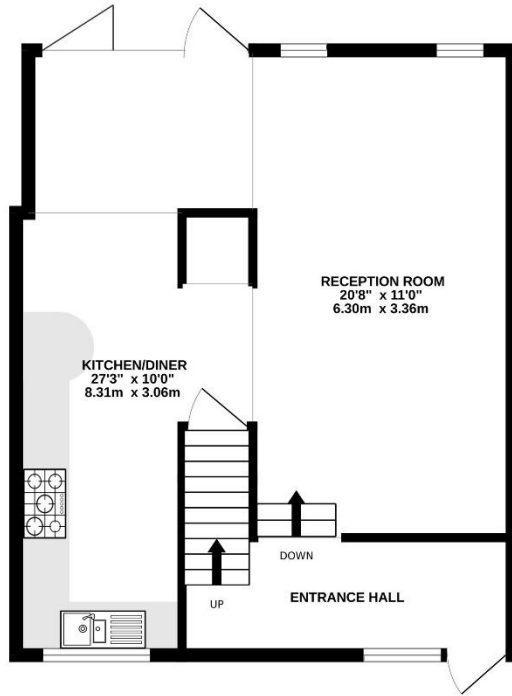




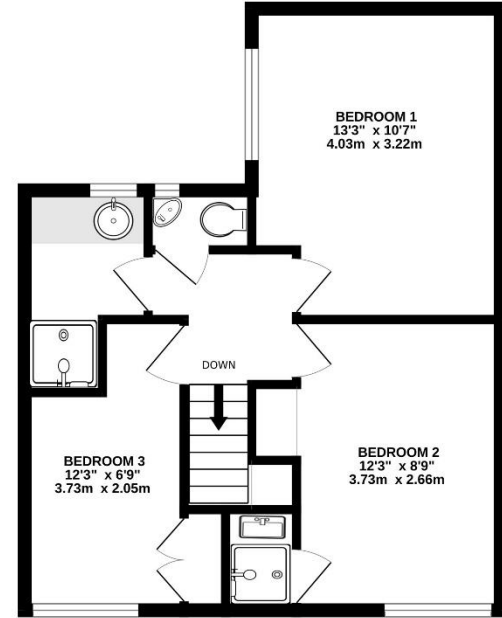




GROUND FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 978 sq.ft. (90.9 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: £ FREEHOLD**

**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.