



Blackheath Grove, Blackheath Village, SE3 0DQ

£ Share of Freehold

Located in the very heart of Blackheath Village, within 200yards of the station, a one bedroom, hall floor conversion flat. The flat has a super reception room with high ceiling, marble fireplace and south-facing sash bay window, and the kitchen is newly fitted with smart white units, built-in double oven & hob and free-standing washing machine. Both the large double bedroom, and re-fitted shower room, have French windows to the rear, the bedroom's opening onto a balconette, the shower room's with step down to directly into the garden. The whole roof of the building has been recently recovered.

The Accommodation Comprises:

Entrance Hall, Reception Rooms, Kitchen, Bedroom, Shower room, W.C., Communal Garden, Gas Central Heating, No Chain.

EPC: C Council Tax Band: C (Lewisham)

Lease Term: 999 years from 2009 on completion Maintenance: 25% as and when required

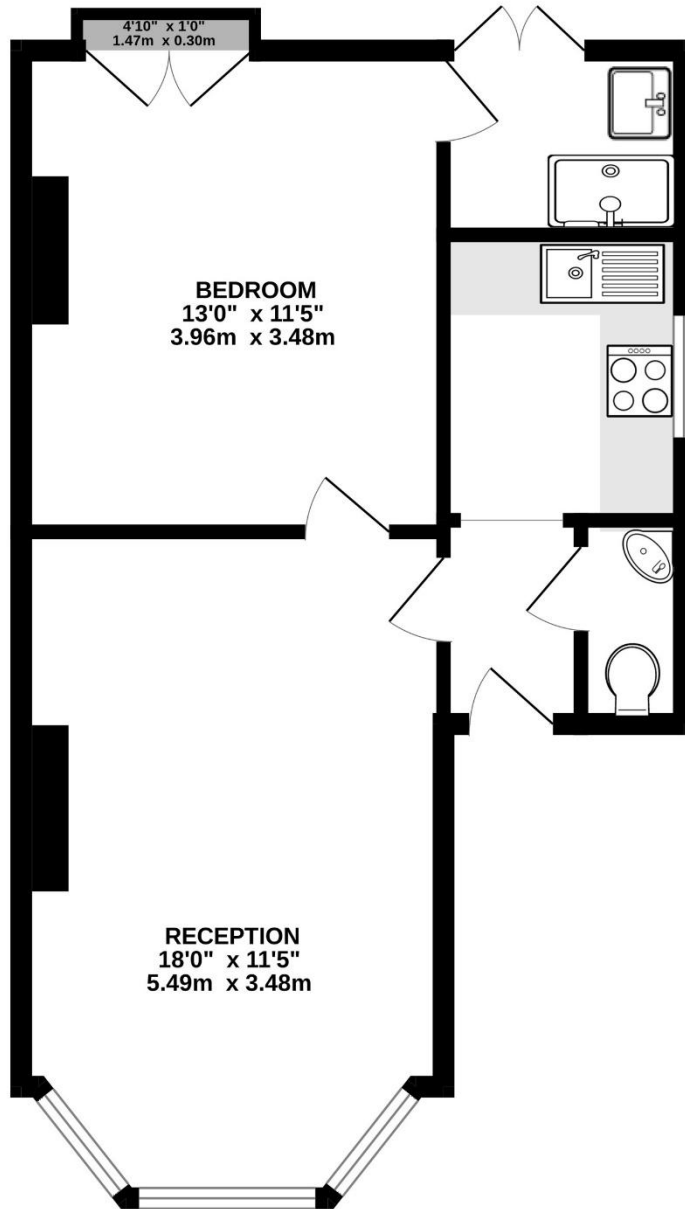




Viewing strictly by appointment through Comber & Company 020 8318 9666 sales@comberandco.co.uk

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.

HALL FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 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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