



**Falconwood Court, Blackheath, SE3 0RS**

**£ Leasehold**

In need of complete refurbishment, a studio flat on the second floor of this purpose built block quietly situated in the very heart of Blackheath Village with pedestrian access to the block from Montpelier Row on the heath. The large and light studio room is almost 20' square, the bathroom is off the little entrance hall, as is access to the kitchen which is also open to the living space and there is good built-in storage.

The Maintenance charge is very high, but does include heating and hot water from the communal boiler.

**The Accommodation Comprises:**

**EPC: C      Council Tax Band: B Lewisham**

**Lease Term: 999 years from 01/01/2013**

**Ground Rent: Peppercorn**

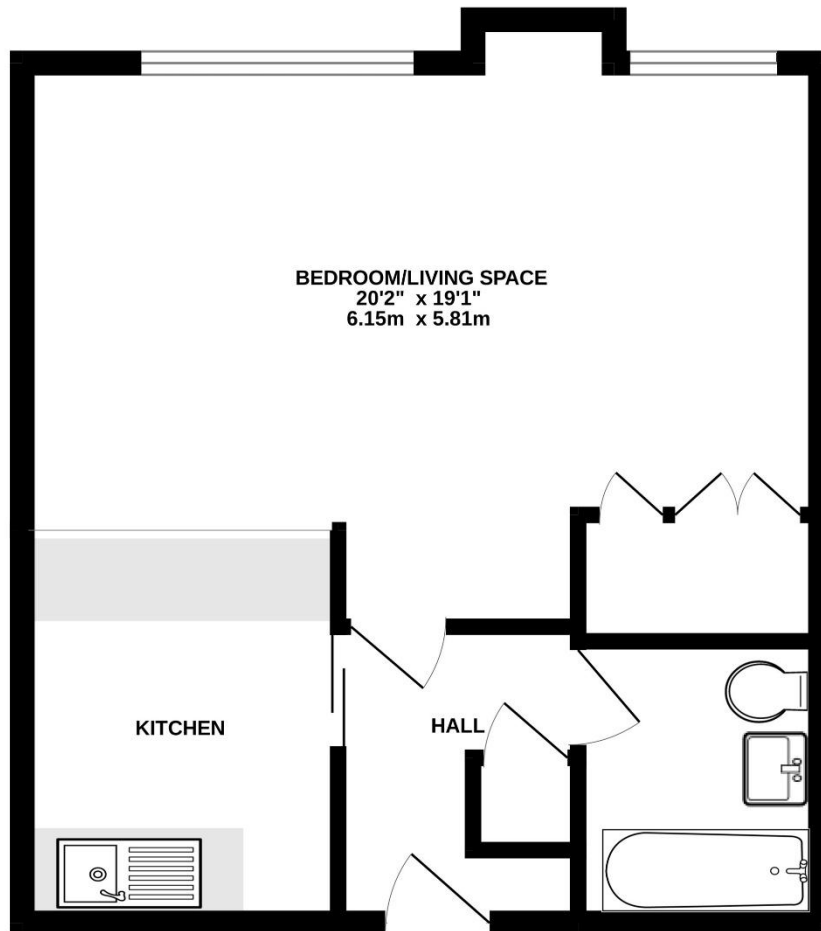
**Maintenance: £4288.60 p.a. INCLUDING HEATING & HOT WATER**







2ND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 395 sq.ft. (36.7 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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**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.**