



**Lynher Lodge, St Germans Place, SE3 0NL**

**£ Leasehold**

A two double bedroomed ground floor flat with uninterrupted views across the full width of Blackheath, from the west-facing windows of both the reception room and bedroom one.

The flat has its own private entrance door - at the rear of the block from within the enormous communal garden - which opens into the long hallway with plentiful storage cupboards built in. The two double bedrooms also have wardrobes built in. Although ready for improvement having been let for many years, the flat is pleasantly presented with walls and ceilings painted white throughout, and laminate flooring except in the tiled kitchen and bathroom.

The property is superbly located directly fronting the heath on a quiet cul-de-sac, with Blackheath Village (& station) and Royal Greenwich Park each being a just a ½ mile walk away across the heath.

**The Accommodation Comprises:**

Entrance Hall, Reception Room, Kitchen, Two Double Bedrooms, Bathroom, Communal Garden, Double Glazing, Residents Parking, Gas Central Heating, No Chain.

**EPC: D Council Tax Band: D Greenwich**

**Lease Term: 125years from 24/06/1999**

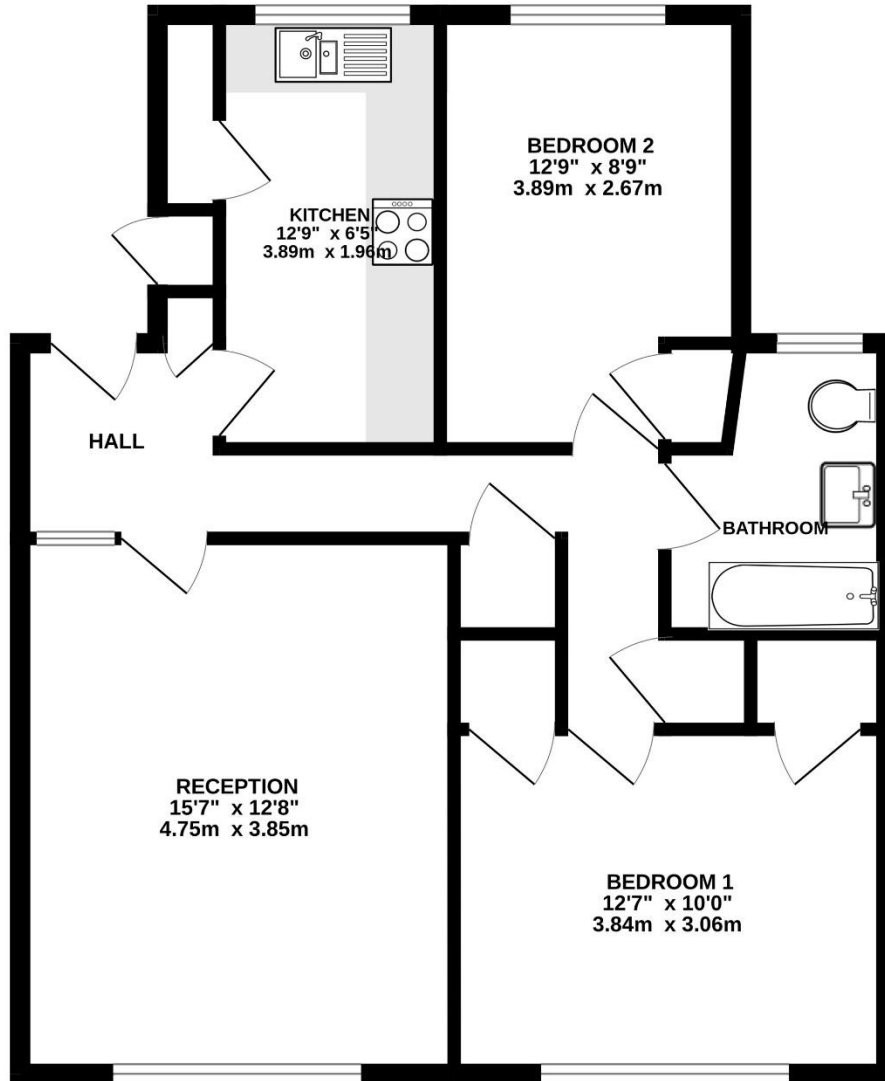
**Maintenance: £1680 p.a. including Ground Rent**







GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 699 sq.ft. (64.9 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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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.