



## Montpelier Row, Blackheath Village SE3



**A beautiful hall floor apartment in this landmark Georgian building with views over the heath towards All Saints Church and set a stone's throw from the Village.**

**Personal front door access and with direct access out to the rear communal gardens. Briefly comprising double bedroom, living room, fitted kitchen, lobby hallway, bathroom, separate wc, direct access to the communal garden.**

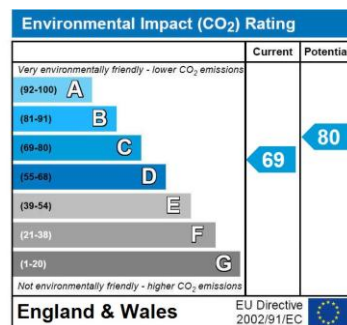
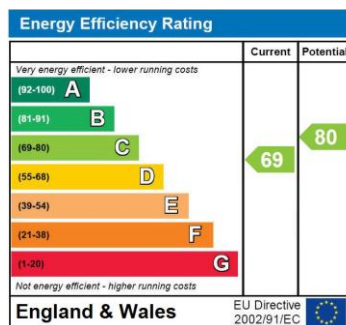
**Price: £550,000 share of freehold**

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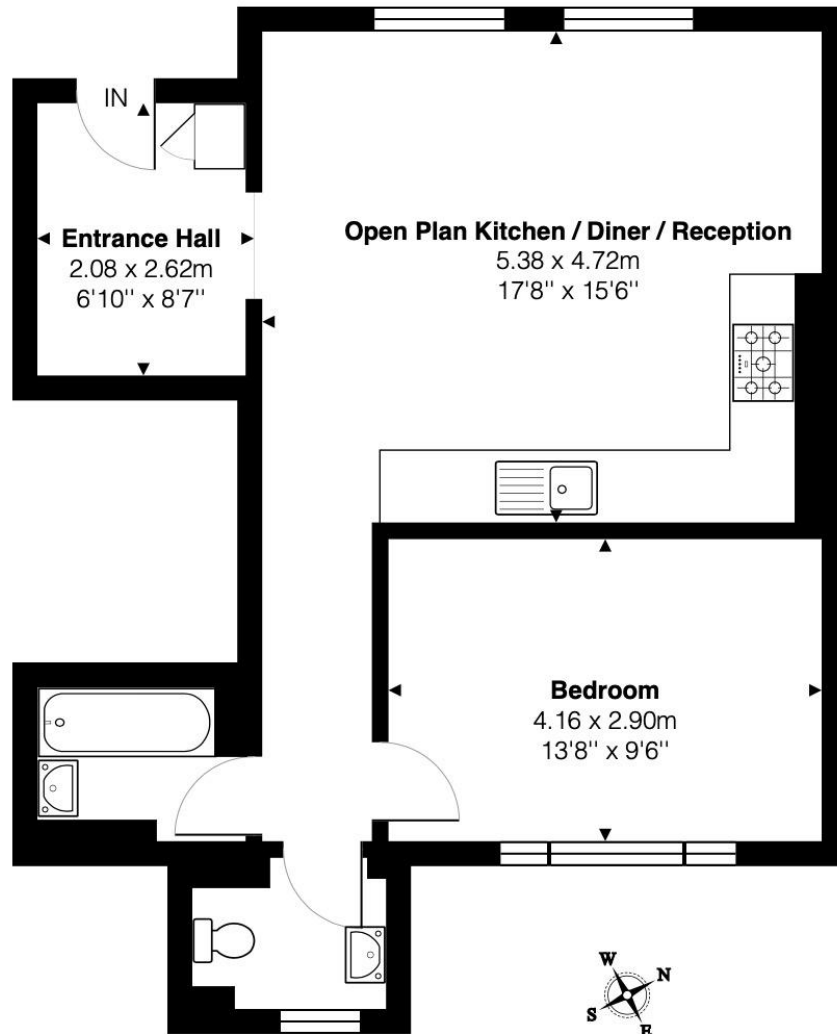
# 22b Montpelier Row, Blackheath Village





# Montpelier Row, SE3

Total Area: 53.7 m<sup>2</sup> ... 578 ft<sup>2</sup>



Hall Floor

This Floor plan is provided without warranty, of any kind.  
Bespoke Plans disclaims any warranty including,  
without limitation, satisfaction, quality or accuracy of any dimensions

# 22b Montpelier Row, Blackheath Village

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Stairs up to the glazed entrance portico. Personal front door

## Entrance lobby

A spacious lobby area which would be suitable for use as a study area or could be fitted for extensive storage.

## Open plan living Room

Twin multi pane sash windows with secondary glazing to the front affording amazing views across the heath and to the church.

The kitchen area is fitted in a range of wall base and drawer units finished in high gloss white with a contrasting worktop. Integrated dishwasher, washing machine, fridge, electric oven, gas hob with stainless steel extractor canopy over. Ceramic tiled splash backs. Concealed wall mounted gas fired combination boiler.

## Bedroom

An impressive fully height window to the rear affording direct access out to the gardens. Fitted wardrobe storage. Radiator.

## Bathroom

Fitted in white with chrome fittings and comprising panel bath with mixer tap and hand held shower. Over bath electric shower and glass shower screen. Wall mounted basin. Chrome heated towel rail/radiator.

## Separate WC

Housing a white suite with close coupled flush and wall mounted basin.

## Exterior

Direct access to the beautiful rear garden. Mainly laid to lawn with mature trees. Communal bin and bike store.

## Tenure

Lease: 999 years from 1st August 2013

Service charge: 1/12 of costs

The mention of any appliances and/or services within these sales particulars does not imply they are in full an efficient working order. reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make out sales particulars as accurate as possible, if there is any point which is of particular importance to you please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.