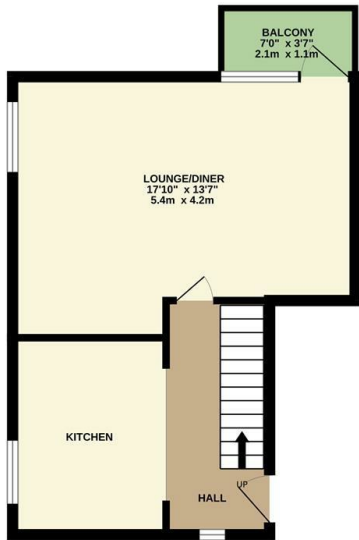


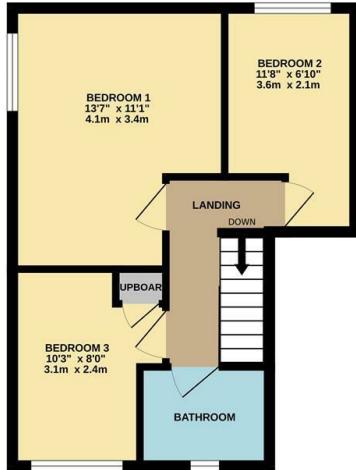
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (69.0 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 is given to their operability or efficiency can be given.
Made with Metrepx 02/2025

LAWN TERRACE

LONDON SE3 9LL

Guide price £450,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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CHAIN FREE

Situated on the highly desirable Lawn Terrace in Blackheath, this beautiful home combines modern living with a prime location. The ground floor offers a spacious lounge/diner filled with natural light, leading to a private balcony—perfect for unwinding with views of the surrounding area. The well-equipped kitchen and welcoming hall complete the ground floor layout, making it ideal for both everyday living and entertaining.

Upstairs, the first floor boasts three well-proportioned bedrooms, a family bathroom, and additional storage space, ensuring practicality and comfort.

This property benefits from being just moments away from Blackheath Village, renowned for its boutique shops, cafes, and restaurants. Blackheath Station is a short stroll away, providing excellent transport links to London Bridge, Cannon Street, and Charing Cross, making this home perfect for commuters. The open green spaces of Blackheath and Greenwich Park are also nearby, offering plenty of opportunities for outdoor activities.

With its fantastic location, charming features, and thoughtful layout, this home is ideal for families, professionals, or investors. Don't miss the chance to make it yours—schedule a viewing today!

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

LAWN TERRACE

LONDON SE3 9LL

- CHAIN FREE
- 3 BEDROOM GROUND FLOOR
- NEWLY DECORATED
- LARGE LOUNGE WITH BALCONY
- EPC C
- COUNCIL TAX BAND C
- DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING
- EXCELLENT LOCATION JUST 2 MIN WALK TO BLACKHEATH VILLAGE & TRAIN STATION
- IDEAL FIRST HOME OR INVESTMENT

