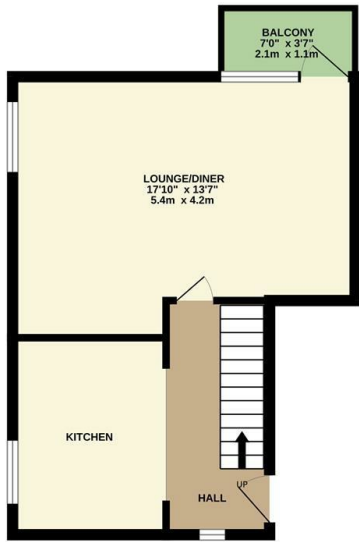


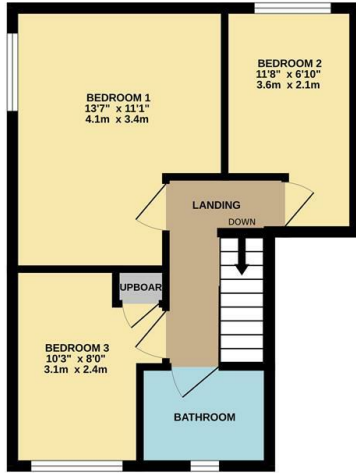
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.
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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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We are thrilled to present this spacious three-bedroom split level flat, ideally located just a 2-minute walk from Blackheath Village and train station. Boasting a prime position, this property offers convenience and charm.

have recently undergone a meticulous decorating process throughout, this home offers a fresh and inviting ambiance for its future occupants.

Situated in close proximity to Blackheath Village and BR station, residents will enjoy the ease of access to local amenities, transportation, and the vibrant lifestyle and community atmosphere.

Don't miss the opportunity to make this beautifully upgraded flat your new home.

Available immediately, For inquiries or to schedule a viewing, please contact us.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

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- EXCELLENT LOCATION JUST 2 MIN WALK TO BLACKHEATH VILLAGE & BR
- 3 BEDROOM GROUND FLOOR
- NEWLY DECORATED
- LARGE LOUNGE WITH BALCONY
- EPC C
- COUNCIL TAX BAND C
- DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING
- NOT SUITABLE FOR SHARERS
- AVAILABLE IMMEDIATELY

