



St Josephs Vale, Blackheath, SE3 0XQ

£ Leasehold

With the benefit of a newly extended 177 year lease, a large one bedroomed first floor flat with its own large private loft storage space, one of only four in the development to have this added bonus. The location is very peaceful.

The development was built in 1989 and this flat is situated in the very first block closest to the village, an easy 10 minute walk via the pedestrian cut through. The flat has oak wood laminate flooring throughout and features a splendid reception room with a Juliette balcony and lovely south facing views. The kitchen is well fitted with oven and hob, dishwasher, washing machine and upright fridge/freezer. The double bedroom has a lovely open view towards the entrance of St. Josephs Vale, with double built-in wardrobes and a loft hatch into the excellent storage area. The bathroom is highly contemporary, refitted last year with a bath and separate over bath power shower. 23 new low energy LED ceiling downlighters have just been installed throughout and the decor is immaculate in Dulux 'Timeless' shade. There is no gas to the four blocks and it is heated with efficient night storage heating.

Well tended grounds surround the development bordered by the expensive houses, and the flat has its own allocated parking bay to the front beside the covered wooden bin shed and bike store. The service charge has remained constant for many years and is currently circa £1950 for the year with nil ground rent. It has a door entry-phone system and is offered chain free.

The Accommodation Comprises:

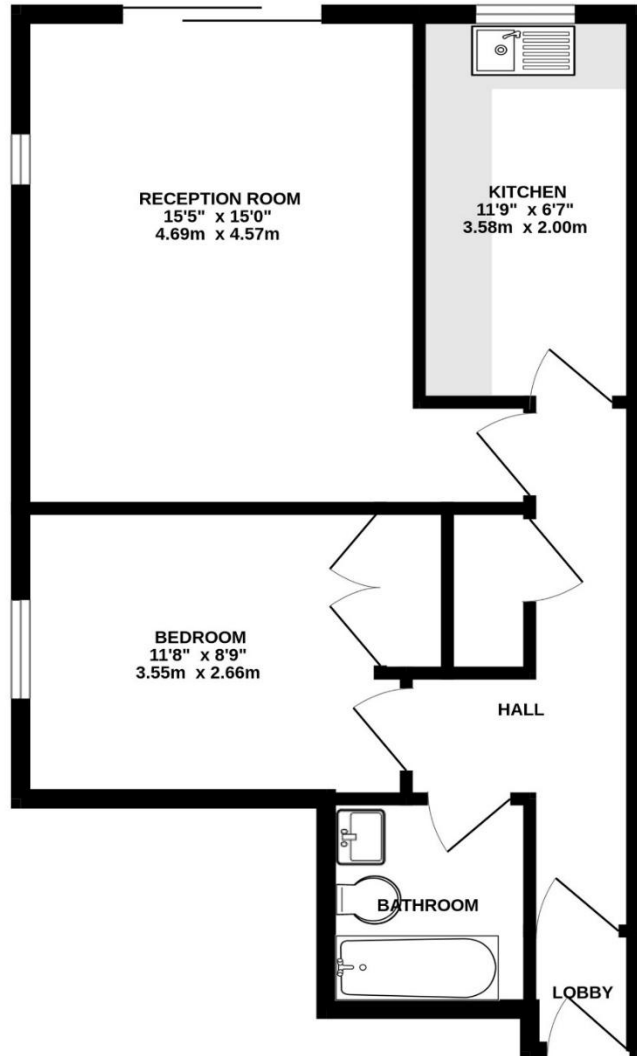
Entrance Hall, Reception Room, Kitchen, Bedroom, Bathroom, Garden, Double Glazing, No Chain.

EPC: C	Council Tax Band: D	Lewisham (Blackheath Conservation Area)
Lease Term: 177 years	Ground Rent: £0 p.a.	Maintenance: £1950p.a.





FIRST FLOOR
506 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 506 sq.ft. (47.1 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.