



Avenue Mansions, 13 Blackheath Grove, SE3 0DQ

£ Leasehold

A bright and spacious one bedroom conversion flat, on the top floor of this imposing Victorian building, originally named 'The Old Gentleman's Club', a haunt for Victorian gents, converted into flats in the late 1980s.

It is superbly situated in the very heart of Blackheath village, well presented with period fireplaces, original floorboards and tall sash windows in the 10' high ceilinged rooms. The kitchen is fitted with plentiful units, work surfaces and good quality appliances and is linked by a wide square arch to the reception room. The bathroom is fitted with a white suite including a shower over the large centre draining bath, and the large double bedroom also has a period fireplace.

Avenue Mansions is located halfway along Blackheath Grove on the left hand (north) side of the road, approximately 200 yards from Blackheath mainline railway station.

The Accommodation Comprises:

Entrance Hall, Reception Room, Kitchen, Bedroom, Bathroom, Gas Central Heating, No Chain.

EPC: D

Council Tax Band: D Lewisham

Lease Term: 149 years unexpired

(189 years from 25/12/1985)

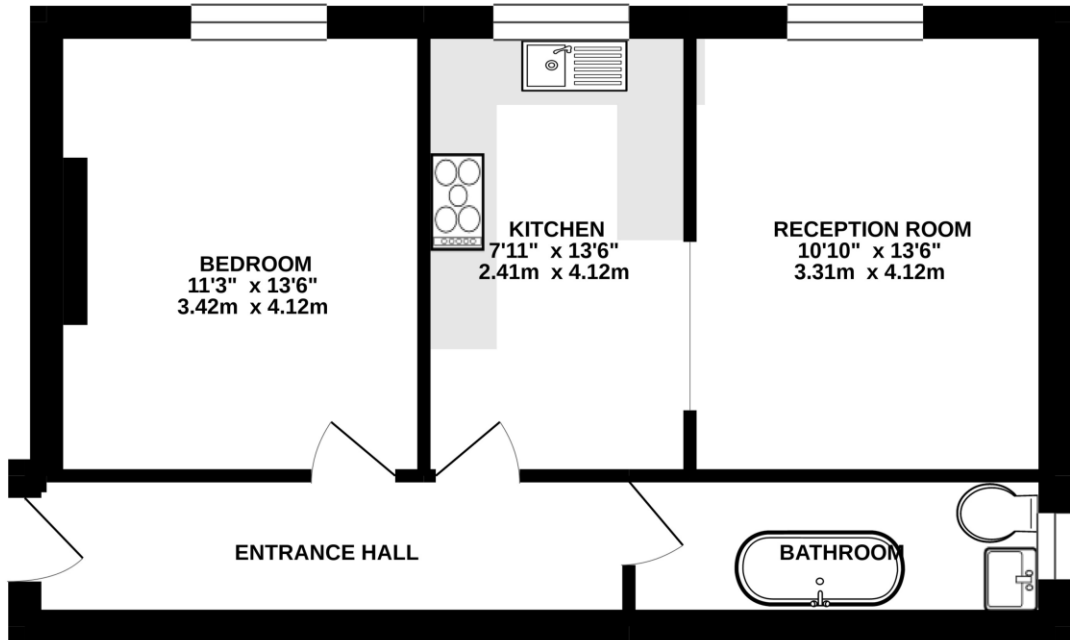
Ground Rent: £150 p.a.

Maintenance: approximately £1,200 p.a.





FIRST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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.