



Avenue Mansions, 13-14 Blackheath Grove, SE3 0DQ

£ Leasehold

A bright, split-level studio flat in this converted Victorian building, formerly the 'Old Gentlemen's Club', quietly situated in the heart of Blackheath Village conservation area.

Inside the flat, a small entrance lobby is open to the compact kitchen, and a door opens into the shower room, all with west-facing windows. A winding staircase ascends from the lobby to the large (17'4" x 11'2") double-aspect, bed/living room. Opposite the entrance door of the flat is a very useful utility cupboard with window, power and plumbing

The Accommodation Comprises:

Entrance Lobby, Studio Room, Kitchen, Bathroom, Gas Central Heating, No Chain.

EPC: D

Council Tax Band: B Lewisham (Blackheath Conservation Area

Lease Term: 157 years (198 from 25/12/1985) Ground Rent: £150 p.a. Maintenance: £820.80 p.a.

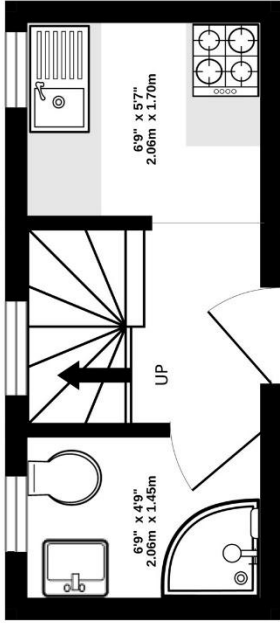




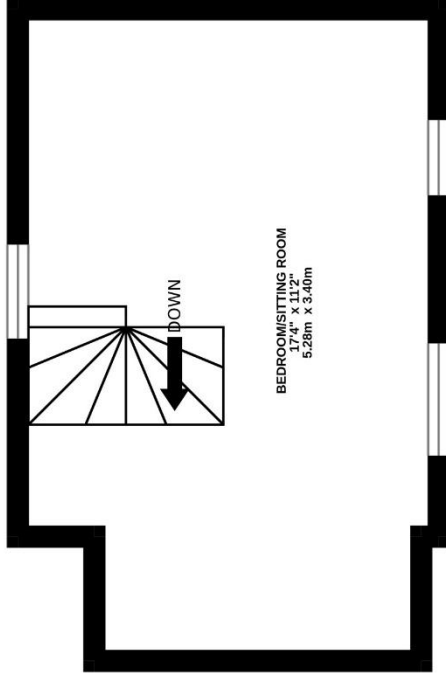
Viewing strictly by appointment through Comber & Company 020 8318 9666 sales@comberandco.co.uk

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.

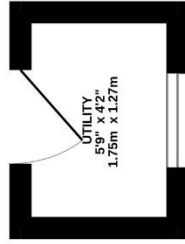
HALL FLOOR
108 sq.ft. (10.0 sq.m.) approx.



FIRST FLOOR
186 sq.ft. (17.3 sq.m.) approx.



HALL FLOOR
24 sq.ft. (2.2 sq.m.) approx.



TOTAL FLOOR AREA : 318 sq.ft. (29.5 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.

Made with Metropix ©2026