



43a Montpelier Vale, Blackheath, SE3 0TJ

£ Leasehold

A bright and spacious one bedroom conversion flat located in the very heart of Blackheath Village, with wonderful views of the heath from both the reception room and the bedroom.

The flat is approached via the flagstone paved alleyway at the rear of the shops which leads to the communal entrance and staircase, climbing 50 steps to the third floor. Within the flat a small hall gives access to the reception room with two pairs of sash windows overlooking the heath to the front and off this to the rear, the kitchen/dining room. On the top floor, effectively detached being within a mansard roof space, is the bedroom with dormer window giving a superb panoramic view of the heath and an unusually large bathroom. Being on the third and top floors not only enhances the view but is also gives some pleasant separation from the street level bustle.

The Accommodation Comprises:

Entrance Lobby, Reception Room, Kitchen/breakfast Room, Bedroom, Bathroom, Secondary Glazing, Gas Central Heating, No Chain.

EPC: D

Council Tax Band: C Lewisham Borough, Blackheath Conservation Area

Lease Term: 146 years unexpired

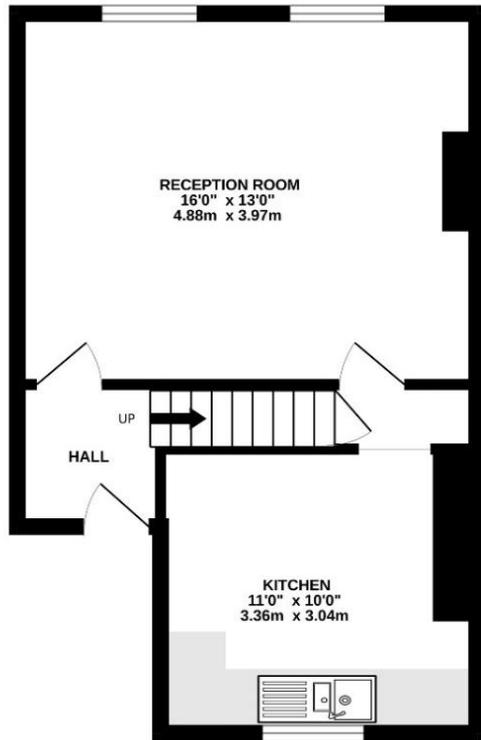
Ground Rent: £0 p.a.

Maintenance and Building's Insurance contribution 2025-26: £1812.61 2025-26

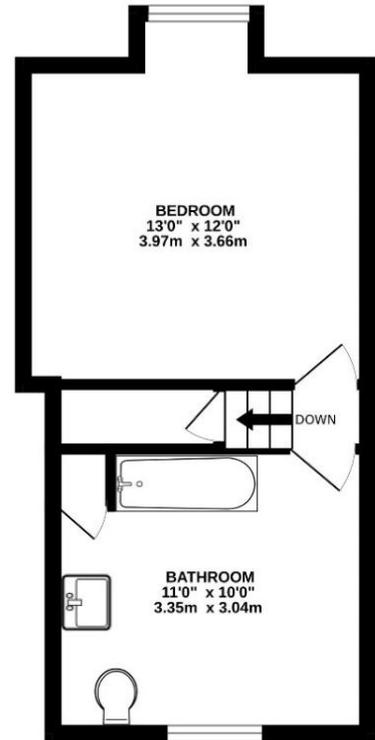




3RD FLOOR
358 sq.ft. (33.3 sq.m.) approx.



4TH FLOOR
276 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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 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.