



Montpelier Vale, Blackheath, SE3 0TA

£ Leasehold

In the heart of Blackheath village, a very spacious split-level flat, located above a hairdresser's, with its private entrance off the cobbled drive at the rear. A short flight of steps leads up to a large, secure terrace for the sole use of this flat and the front door. This opens into a hallway with doors to the kitchen, reception room and bedroom three, and the staircase to the top (second) floor, where bedrooms one and two and the bathroom are found. The reception room has French windows opening onto the private terrace which overlooks the street at the front, All Saints Church and the heath to the North. Both the Kitchen and bathroom have been refitted to a good standard in recent years.

All the village amenities; including a good selection of shops, bars & restaurants, the station and the heath are all literally on the doorstep.

The Accommodation Comprises:

Entrance Hall, Reception Room, Kitchen, Three Bedrooms, Bathroom, Private Roof Terrace, Gas Central Heating, No Chain.

EPC: E Council Tax Band: D Lewisham (Blackheath Conservation Area)

Lease Term: 189 years from 25/12/1990 (153 years unexpired)

Ground Rent: £To Be Advised p.a. Maintenance: £800 p.a. plus 37.5% of expenditure





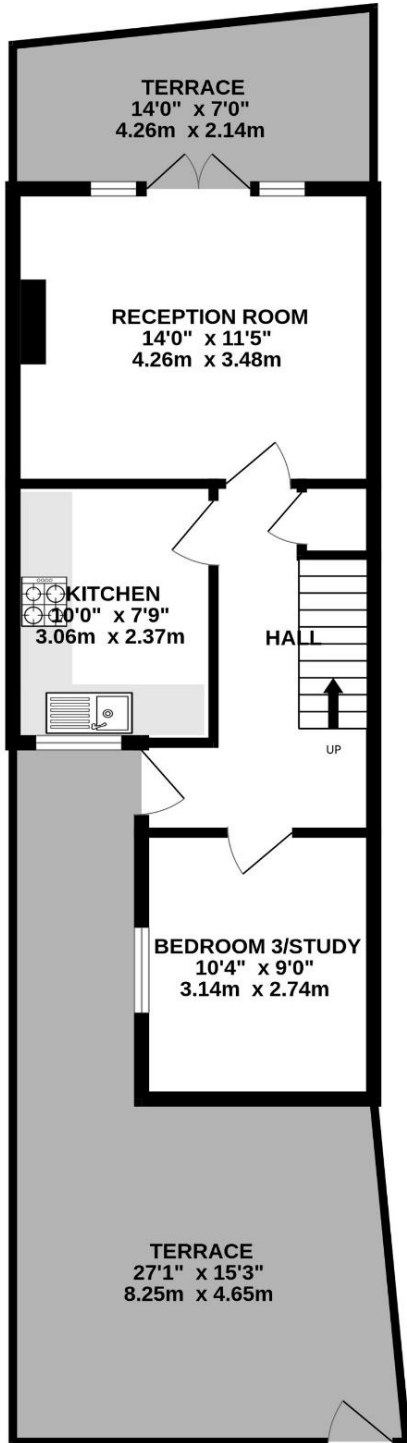




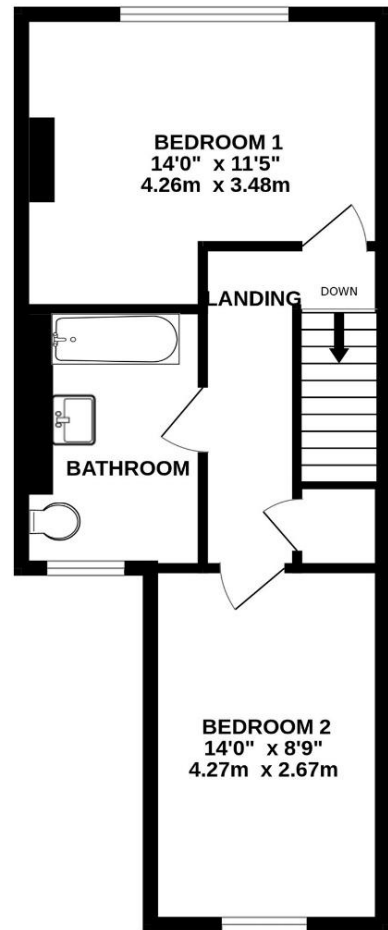
Viewing strictly by appointment through Comber & Company 020 8318 9666 sales@comberandco.co.uk

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.

FIRST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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.
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