



Blackheath SE3
Offers in excess of £400,000

Description:

This landmark period Victorian building has been extensively and lovingly restored externally to its former glory with an amazing amount of attention to detail. The development comprises four individual private apartments of varying sizes priced from £310,000 to £400,000. The apartment is insulated to a high standard and the new double glazed sash windows, with a 10 year guarantee, also compliment the original design.

Internally this fabulous apartment over ground and first floor has been created and finished to a wonderfully high standard. Under-floor heating is provided throughout the entire ground floor. The living area provides solid oak flooring leading to the open plan tiled kitchen area. The bedroom is carpeted with underfloor heating to the bathroom.

This ground floor apartment has a south facing balcony reaching out over a tranquil stream with a further private large roof terrace; both amenity areas provide feature lighting and external power points. Two separate storage cupboards (not commonly found within new build 1 bed units) are provided.

The modern kitchen includes fully integrated Bosch appliances with 2 year guarantees (fridge/freezer, washer/dryer, dishwasher, electric oven and gas hob) and solid oak worktops with matching up-stands, both of which have been specially treated meaning no maintenance for the life of the oak. The Ideal boiler has a 7 year guarantee. Feature LED lighting is also provided within the kitchen. Having separate dining and living areas, the dining area is designated by pendant lighting.

Directions: From Blackheath Village proceed south heading towards Lee. As you approach the traffic lights at Lee Green the property is on the left hand side just before the River Quaggy. The entrance to the flats is to the left of the Gallery.

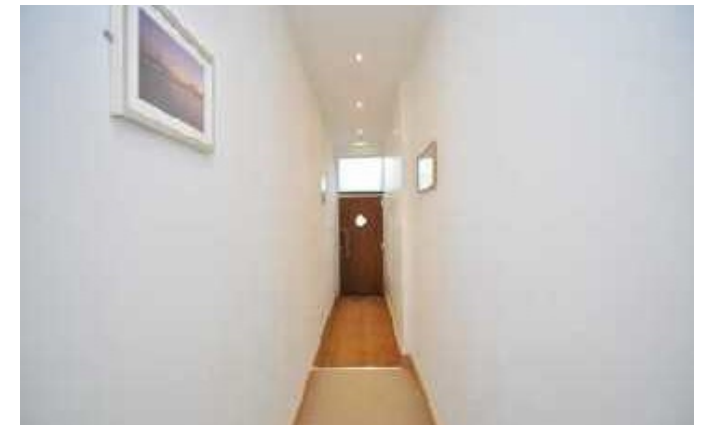
Tenure: Leasehold

Lease term years from

Ground Rent:

Service Charge:

Council Tax Band: TBA



Room Dimensions:



Please refer to www.jdmestateagents.com to see our full Area Guides.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			
		77	62			80	80

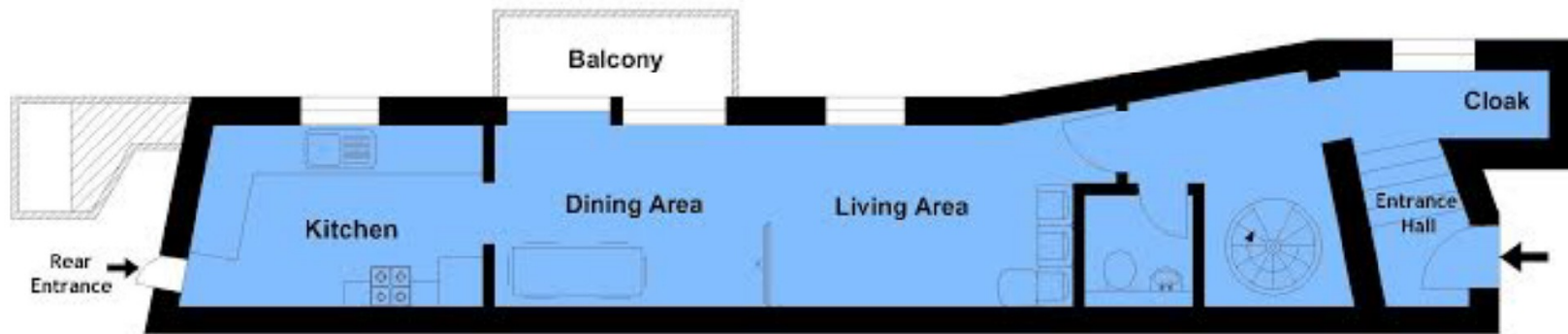
Please contact the branch for a complete copy of the EPC document



Ground floor Apartment



FIRST FLOOR



GROUND FLOOR

This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

jdm Blackheath Village

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