



Blackheath SE3
Offers in excess of £340,000

Description:

This landmark period 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. Insulation is of a high standard and the new double glazed sash windows with a 10 year guarantee also compliment the original design.

Internally this 1 bedroom apartment has been created and finished to a wonderfully high standard. Solid oak flooring with under-floor heating is provided to the entrance hall with carpets to the dining, living and bedroom area. Sky HD has been installed in the living room and bedroom. BT fibre optic is also available.

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

Two separate storage cupboards (not commonly found within new build 1 bed units) are provided and a designer wet room with under floor heating is also featured in this swanky apartment.

The apartment also has a private balcony.

Permit parking is available.

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



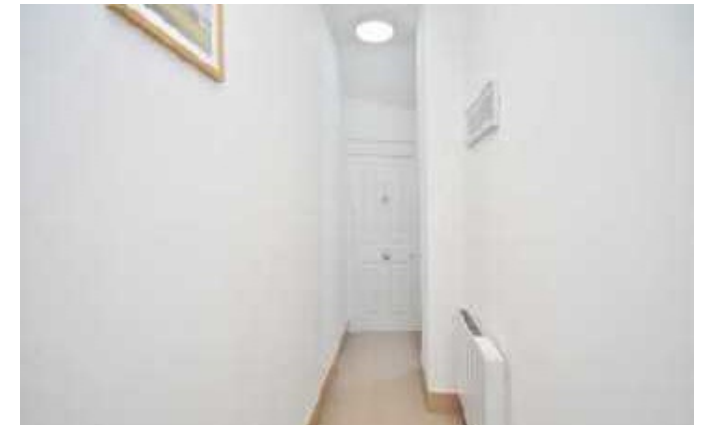
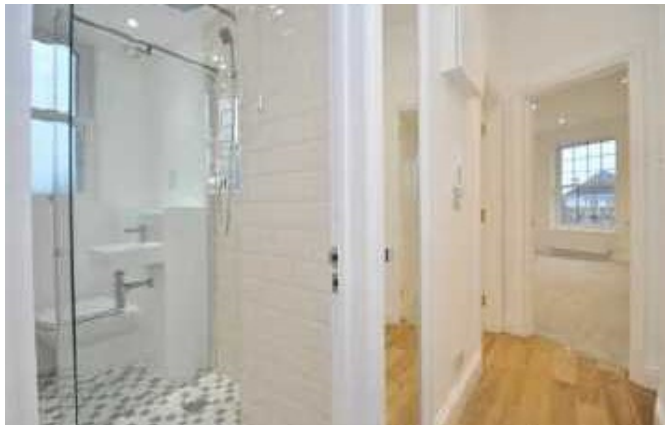
Room Dimensions:



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			
England & Wales		83	83	England & Wales		89	89
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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



Second floor Apartment



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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