



Blackheath SE3  
Guide price £365,000 to £375,000

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**Description:**

Perfect if you are looking for a two bedroom apartment that you can move straight into, this is a stunningly refurbished two bedroom apartment completed to a high standard. Newly refurbished with a beautiful new kitchen, integrated appliances and a luxury bathroom with Travertine tiling. A new gas fired combination boiler has also been installed.

It is perfect from a location point of view being on the edge of Blackheath's famous Heath and a short walk to the beautiful Greenwich Park. Where else do you get a Royal Observatory on your doorstep, not to mention the National Maritime Museum, Old Royal Naval College, Cutty Sark, O2 etc. Local shops at Blackheath Royal Standard are your nearest, being less than half a mile and this includes a Marks & Spencer food store.

For fans of modernist architecture this development also comes with a great pedigree. It forms part of the Vanbrugh Park Estate built in the early 1960s by the renowned architects Chamberlin, Powell & Bon, who also designed the Barbican and Golden Lane Estate.

For public transport you are spoilt for choice with Westcombe Park being the nearest National Rail station at a distance of 0.6 miles and Maze Hill at 0.7 miles, both with regular services to Charing Cross and Cannon Street via London Bridge. For commuters going to Canary Wharf, Cutty Sark DLR station is just 1.2 miles either via a pleasant walk through Greenwich Park or the 386 bus which has a stop just around the corner from the apartment.



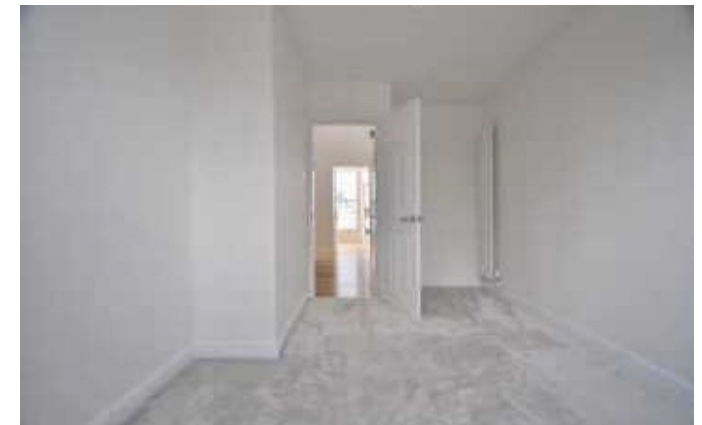
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**Directions:** From Westcombe Park Railway Station, turn right onto Humber Road, then first left into Beaconsfield Road. Take the right hand fork into Hardy Road, cross the roundabout into Vanbrugh Park Road. The block is on the right just after the road into the estate. An external staircase takes you up to first floor level above the garages.**Tenure:** Leasehold

Lease term years from

**Ground Rent:** Peppercorn**Service Charge:** £347.00**Council Tax Band:** C- £1,137.70

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**Room Dimensions:**

Reception	4.87 x 4.43
Bedroom 1	4.73 x 2.54
Bedroom 2	4.43 x 2.73
Kitchen	2.81 x 2.22
Bathroom	

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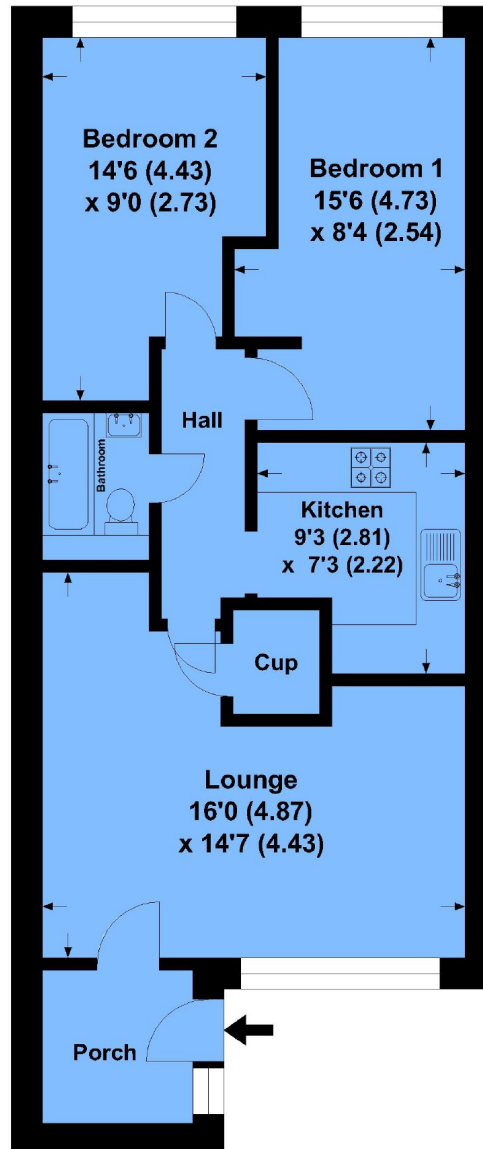


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Please contact the branch for a complete copy of the EPC document

# Combe Avenue

APPROX. GROSS INTERNAL FLOOR AREA 593.19 SQFT / 55.11 SQM.



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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