



Greenwich SE10
Guide price £730,000

Description:

This spacious Georgian three bedroom lower ground floor apartment has just undergone a refurbishment program to create a stunning 'show home' style apartment. With new white stylish kitchen with integrated appliances and marble work surface and upstand. Luxury fully tiled bathroom and shower room. The apartment also benefits from under floor heating. With its three bedrooms the apartment offers attractive and versatile accommodation. It has its own private entrance at the side of the building and the use of a beautiful mature communal garden. Situated on the edge of the Heath and with Greenwich Park on your doorstep, it's a fabulous spot from which to enjoy the very best of The Royal Borough. Transport links are ideal, with the choice of overground train and DLR services either side of the Heath (0.6 miles) and regular buses running close by, providing easy and quick access to Canary Wharf, London Bridge and The City. Greenwich, Blackheath and Lewisham are all easily accessible with their wonderful and varied selection of shops, restaurants and coffee shops.

The apartment comes with a share of the freehold.

As a bonus the apartment is offered chain free, ideal if you are looking to move quickly.

The property is Grade II Listed and is within the West Greenwich Conservation area.



Directions: Coming from Blackheath Village head across the Heath heading towards Blackheath Hill, turn into Hyde Vale and immediately left into West Grove the property is on the right hand side.

Tenure: Share of freehold

Lease term years from 1971

Ground Rent: None

Service Charge: £125 per month

Council Tax Band: F - £1848.76



Room Dimensions:

Hall	
Lounge	19'2 x 14'6
Kitchen	10'1 x 7'11
Master Bedroom	14'6 x 13'0
En-suite	
Bedroom 2	18'0 x 9'0
Bedroom 3	12'9 x 8'3
Family Bathroom	



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

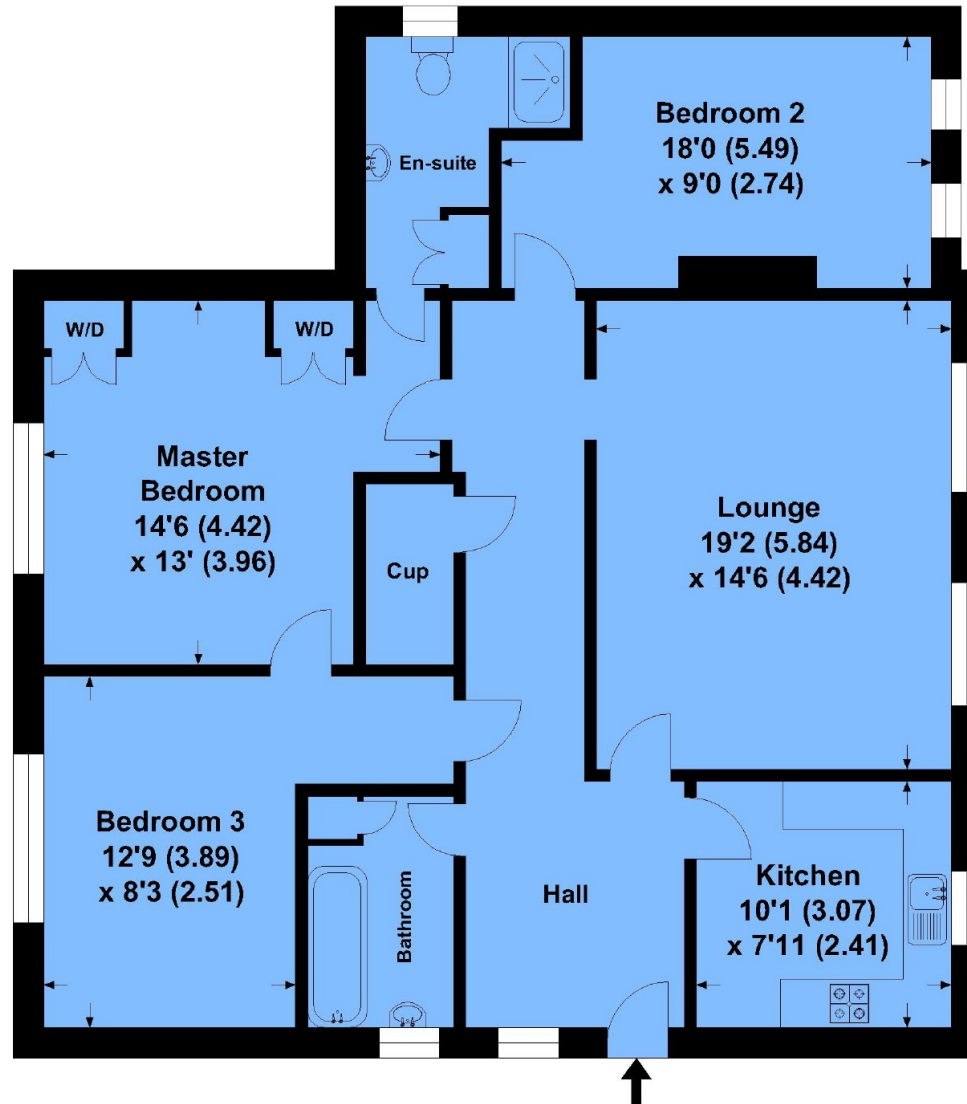
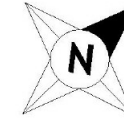
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) 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			
		73	82			72	84
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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



West Grove

APPROX. GROSS INTERNAL FLOOR AREA 1294.90 SQFT / 120.30 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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