



Blackheath SE3
£2,000 Per calendar month

Description:

This beautifully furnished three bedroom first floor flat is in a fabulous location, is in excellent condition and situated on one of Blackheath's most desirable roads and within walking distance of Westcombe Park Station (0.3 miles), Greenwich Park and the Heath. The flat offers a modern, spacious home within close proximity to local amenities, including the thriving shops at Blackheath Royal Standard and bustling Blackheath Village, both a short walk away. This lovely, light and airy property comprises a large reception/ dining room which faces the beautiful communal gardens at the back of the development which really makes this a tranquil place to live. There is a separate modern fully fitted kitchen with integrated appliances including a gas hob, a family bathroom and separate WC. The master bedroom has the added benefit of large built in wardrobes and there are two further double bedrooms also with built in wardrobes. Additional benefits include gas central heating, excellent storage, double glazing and parking at the back of the property on a first come first serve basis. There is also plenty of free parking in the surrounding area. The flat is ideal for a couple or two professional sharers and is available from 3rd October. Viewings are highly recommended as this lovely home is sure to go fast.



Directions: From Westcombe Park Train Station head west onto Station Crescent towards Humber Road. Turn right onto Humber Road then take the next left onto Beaconsfield Road. Turn slight right onto Hardy Road and after 0.2 miles the property is located on the right hand side.**Tenure:**

Lease term years from N/a

Ground Rent: N/A

Service Charge: N/A

Council Tax Band: C - £1141.25



Room Dimensions:

Hall

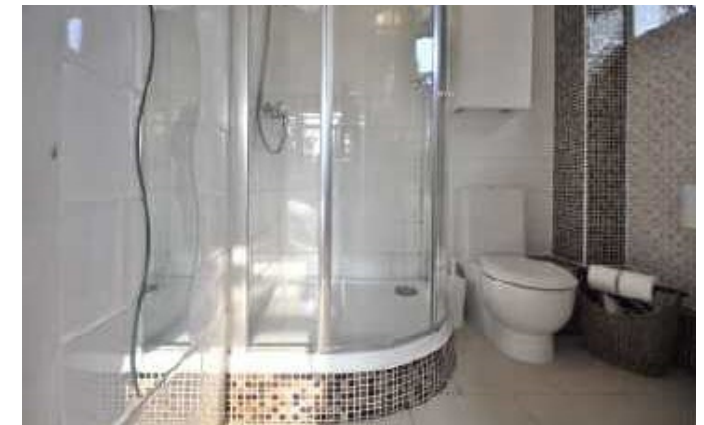
Reception/Dining Room **19'7 x 13'0**Kitchen **12'0 x 8'5**Master Bedroom **12'3 x 11'5**En-suite Shower Room **6'2 x 5'1**Bedroom 2 **11'0 x 10'5**Bedroom 3 **10'5 x 9'6**Bathroom **6'4 x 5'9**WC **6'4 x 4'4**

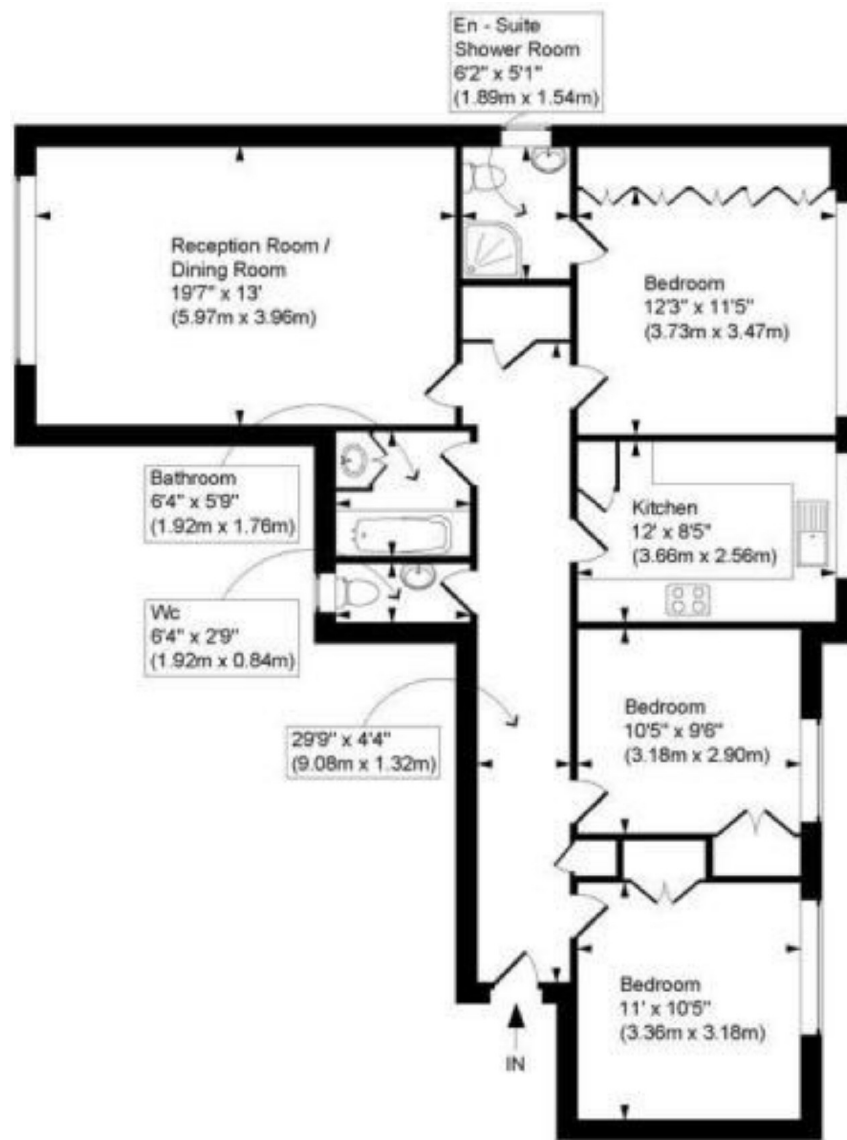


Please refer to www.jdmestateagents.com to see our full Area Guides.

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

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





First Floor

Approximate. Gross Internal Area: 1023 Sq. Ft./ 95 Sq. M



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.

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