



Blackheath Village SE3  
£1,600,000

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ESTATE AGENTS

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**Description:**

Location, location, location. Though a much over used phrase when it comes to talking about what is the most important factor when considering purchasing your dream home, ultimately its hard to argue against that logic.

As you might have guessed this fabulous 4 bedroom semi-detached townhouse is in a fantastic location in the heart of Blackheath village yet tucked away in a hidden spot, so that you can enjoy the best of both worlds in terms of convenience and seclusion. Blackheath train station is according to Google maps 0.2 of a mile, so about a 3 minute walk.

Another rare factor about this home is that its approached via a private shared drive which then affords off street parking for a number of cars. The house has a sense of style and is designed for modern day living with a large open plan, living, eating and kitchen space on the ground floor, which can be zoned to be used as different areas to suit your needs. The first floor is given over to the master suit, so you can have your own floor, with the other three bedrooms and family bathroom on the top floor.

The enclosed garden is attractively landscaped and is designed for ease of maintenance with an Astroturf lawn, so rather than having to worry about cutting the lawn you can relax and enjoy the secluded aspect.

All in all a wonderful home in a fabulous location.

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**Directions:** From Blackheath Train station cross the road and Blackheath Grove is directly opposite. Follow the road to the end and you will find the driveway leading to the house.

**Tenure:** Freehold

**Council Tax Band:** F: £1,957.73

**Local Authority:** The London Borough of Lewisham

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**Room Dimensions:**

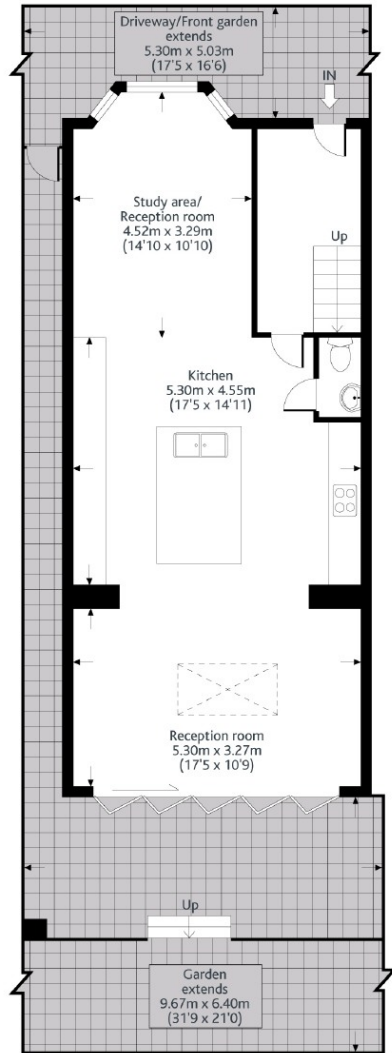


Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.

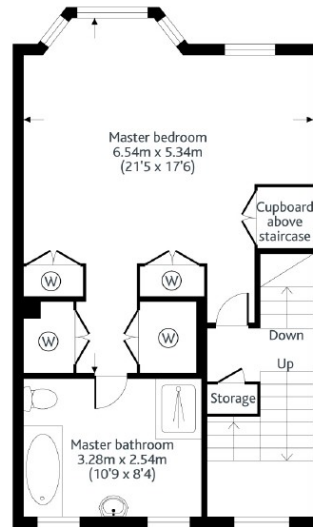
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
A (92-100)				A (92-100)			
B (81-91)				B (81-91)			
C (69-80)				C (69-80)			
D (55-68)				D (55-68)			
E (39-54)				E (39-54)			
F (21-38)				F (21-38)			
G (1-20)				G (1-20)			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
		75	77			72	73
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

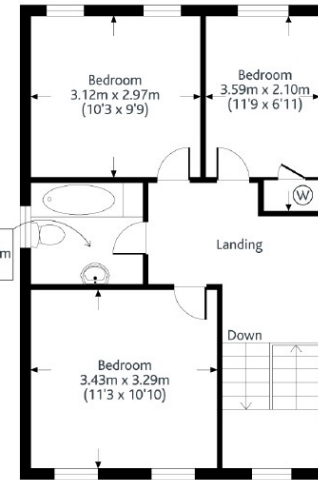




Ground floor



First floor



Second floor



**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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