



London SE13
£975 Per calendar month

Description:

An immaculate first floor studio apartment located in a gated development with the benefit of an allocated parking space. The flat is partially furnished and is available immediately.

Accessed by a secure entry phone system the studio apartment is very well presented with an open plan living/bedroom space. There is an attractive separate modern fitted kitchen was recently refurbished with appliances included. There is also a well appointed bathroom with a good size storage cupboard. The windows have recently been replaced with new double glazed windows.

The photographs were taken when the previously owners were living there and so not all of the items shown will be included.

The flat is very well placed in terms of access to the areas local amenities with Blackheath Village 0.8 miles. In terms of commuting you are spoilt for choice with Hither Green train station 0.6 miles, Blackheath train station 0.8 miles and Lewisham 0.8 miles for both train and DLR.

Train times from Hither Green:
London Bridge from 10 minutes
Cannon Street from 17 minutes
Charing Cross from 21 minutes

NO ONWARD CHAIN!

Train times from Hither Green:
London Bridge from 10 minutes

Directions: From Blackheath Station turn right and proceed up to the mini roundabout. Turn right into Lee Terrace then turn left into Brandram Road just after the BMW garage. Take third right into Glenton Road and entrance to Celestial Gardens is straight ahead. Take the first turning on the left and the flat is located in the third

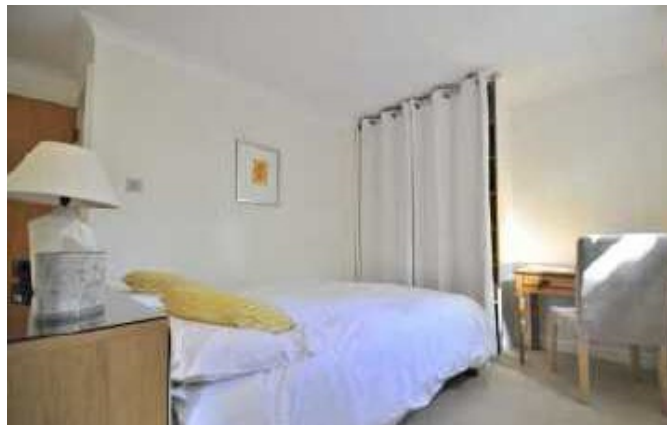
Tenure: Leasehold

Lease term 125 years from 29/11/1985

Ground Rent: £75 p.a

Service Charge: £1400 p.a

Council Tax Band: B- £1,054.16



Room Dimensions:

Entrance Hall

Lounge/ Bedroom **20'10 x 11'11**

Kitchen **9 x 5'10**

Bathroom

Parking Space no. 81



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

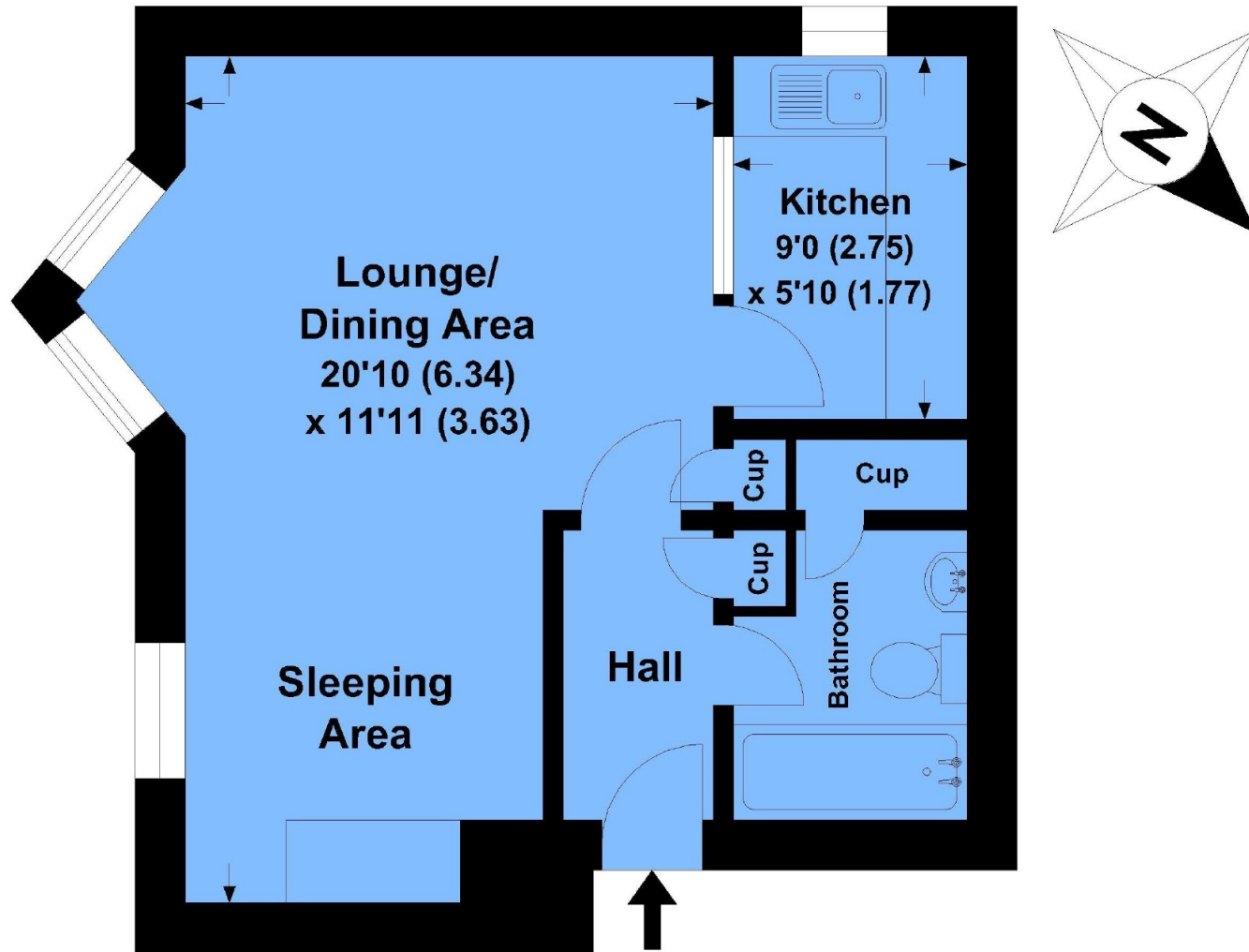
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68)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

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



Celestial Grds

APPROX. GROSS INTERNAL FLOOR AREA 376.62 SQFT / 34.99 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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LETTINGS