



Blackheath Village, London
SE3

150
YEARS

HAMPTONS
INTERNATIONAL

Three bedroom apartment in the heart of Blackheath Village EPC: C

Hamptons International
46 Tranquil Vale, London, SE3 0BD
Sales. 020 8297 1697

Three bedrooms | Dressing room | Two bathrooms | Reception Room | Modern kitchen | Private roof terrace | Lease is 125 years from January 2006

www.hamptons.co.uk

Asking Price £750,000 Leasehold

Description

A two/three bedroom apartment in the very heart of Blackheath Village.

It would be difficult to find a property that takes advantage of all Blackheath Village has to offer, quite as much as this spacious apartment which measures 1166 square feet.

Access to the property is via an external staircase which leads to the first floor and the property's private entrance. The property is offered for sale in very good condition and accommodation briefly comprises; three bedrooms (master with en-suite), separate dressing room, modern fitted kitchen, family bathroom, double aspect reception room and a large private roof terrace. The master suite is particularly spacious even before you consider the separate dressing room. The accommodation on offer here is quite versatile with the current owners using one bedroom as a large dining room which is ideal for entertaining. From the reception room, doors open out on to the large private terrace which looks over all the goings on of Blackheath Village.

The new owners will be able to enjoy the convenience of village life and easily take advantage of the array of shops, bars and restaurants that are on offer.

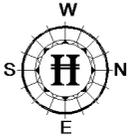
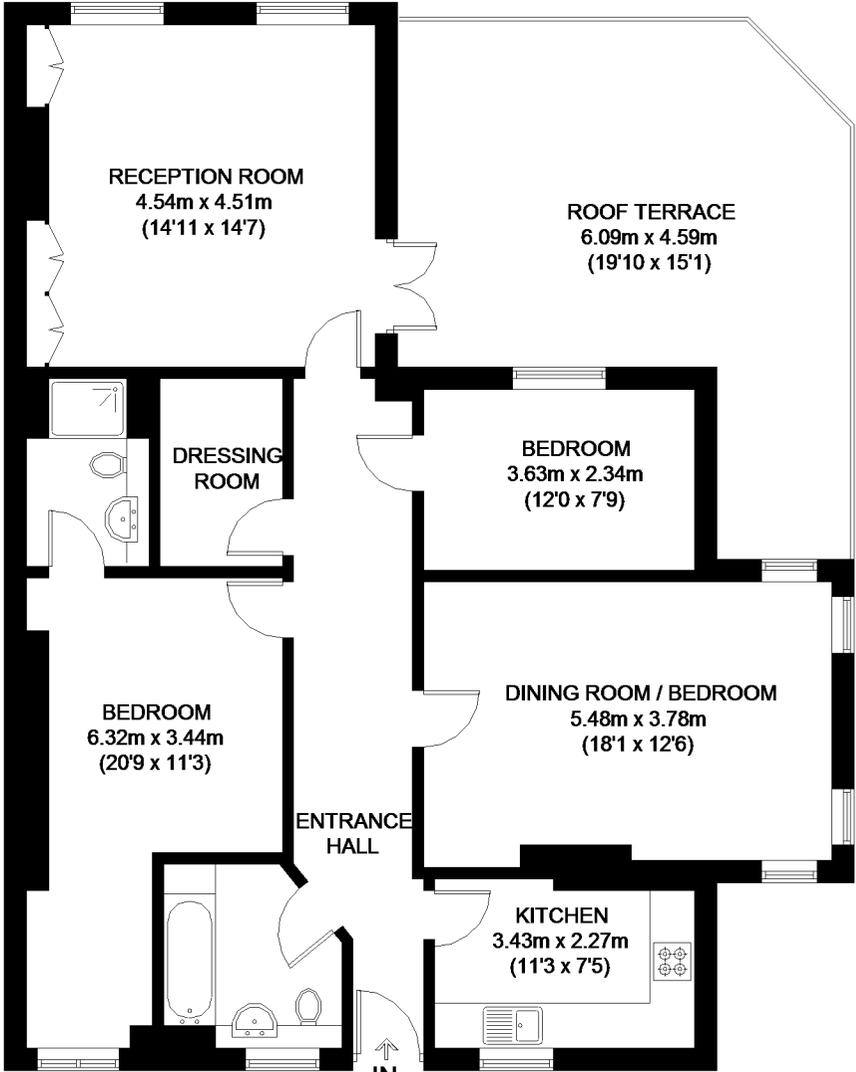
Beyond the village, the heath provides an idyllic recreation area and to the north of the heath you will find Royal Greenwich Park.

Blackheath station is barely fifty metres away and offers regular services in to London Bridge, Charing Cross, Cannon Street and London Victoria. One stop down the line will bring you to Lewisham Station where the DLR provides regular services into Canary Wharf and Bank.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

BLACKHEATH VILLAGE



APPROXIMATE GROSS INTERNAL AREA
FIRST FLOOR
1166 SQ. FT. (108.3 SQ. M.)

FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 160340)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

