



## Bennett Park, Blackheath Village Blackheath SE3 **£435,000 Share of Freehold**

A charming garden floor apartment situated on this quiet cul-de-sac in the heart of the Village.

**\*TWO BEDROOMS \* LIVING ROOM \* KITCHEN \* BATHROOM**

**\*DIRECT ACCESS OUT TO COMMUNAL GARDEN**



Personal front door (to the side) into HALLWAY.  
Deep boiler store cupboard. Radiator.

**LIVING ROOM**

Angled bay window to the front comprising three sash windows. Radiator. TV point. Arch through to:

**KITCHEN**

A dual aspect room fitted in white in a range of wall base and drawer units with contrasting worktops and splashbacks. Radiator. Stainless steel sink and drainer. Electric oven with four burner gas hob and extractor.

**BEDROOM**

Double glazed doors out to the rear garden. Twin full height wardrobes to both fire breast alcoves. Radiator.

**BEDROOM**

Casement to the rear. Radiator. Telephone point

**BATHROOM**

Fitted with a white suite and comprising panel bath with over bath electric shower. Pedestal wash hand basin and close coupled flush wc. Casement to the side. Ladder style radiator and towel rail,

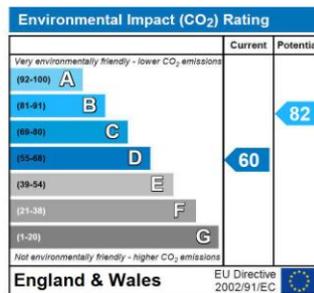
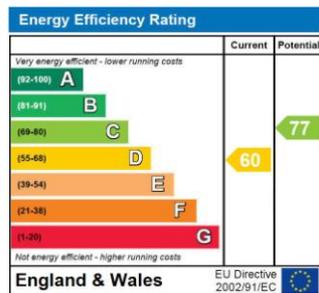
**EXTERIOR**

Communal Garden to the rear with mainly laid to lawn.

**TENURE**

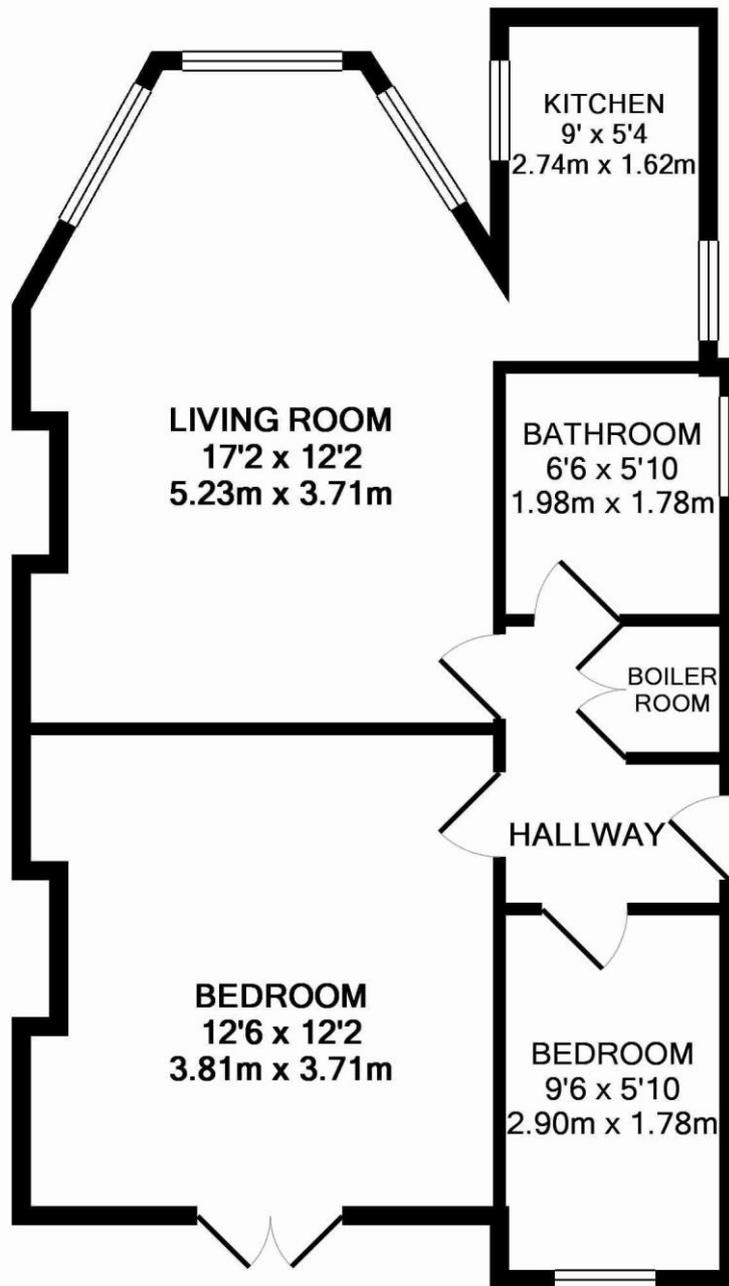
999 year lease

¼ share of costs as and when and freehold to be transferred on completion of all sales of the leases in the building.



The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order. Reference to the tenure and boundaries of the property are based upon information provided by the vendor. Whilst we endeavour to make our sales particulars as accurate as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.

VIEWING ARRANGEMENTS STRICTLY THROUGH KERSHAW'S ON 0208 297 2922



TOTAL APPROX. FLOOR AREA 518 SQ.FT. (48.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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