



Pagoda Gardens, Blackheath, SE3 **£294,000 Leasehold**

Sunny first floor flat in small development located just off the heath and within walking distance of Zone 2 Station at Lewisham and DLR. Pleasant walk across the heath to Blackheath Village with its array of shops restaurant and bars. Living Room with own balcony overlooking the gardens, fitted kitchen, double bedroom and bathroom. Furniture can be left in the premises if required. Residents permit parking.

KERSHAW'S



Located on the first floor, communal stairwell, personal entrance door, opening onto hallway, radiator, built-in storage cupboard.

Living room

Sealed double glazed casement windows overlooking the gardens, door opening onto small personal balcony, radiator, fireplace surround, fitted carpet.

Kitchen

Fitted in white high gloss units with chrome handles, wall cupboards, fridge and freezer, Zanussi electric four ring hob, oven, washing machine, one and a half bowl stainless steel sink unit, mixer tap, cupboard for storage also housing the Baxi combination boiler for the central heating and hot water, additional full height storage cupboard, Ventaxia extractor fan, radiator, ceramic tiled floor, stripped light, casement windows to the front.

Bedroom

Sealed double glazed swivel window overlooking the gardens, radiator, fitted carpet, wardrobe.

Bathroom

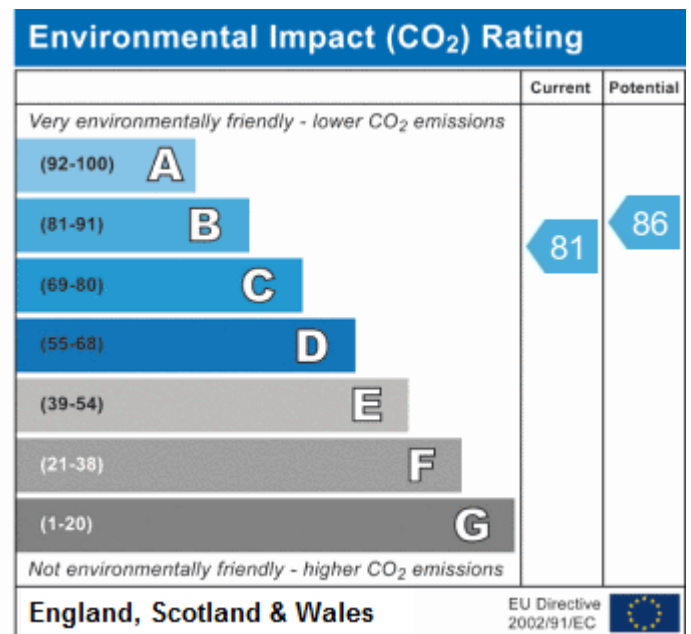
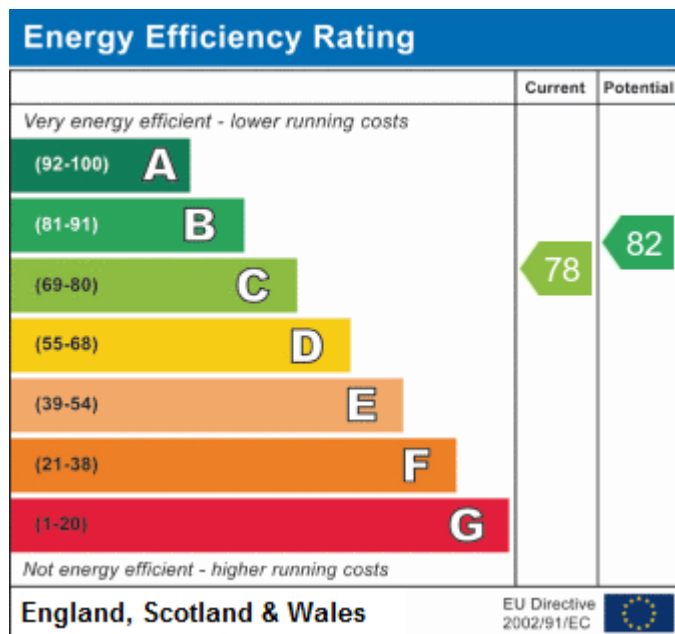
White suite, chrome fittings, panelled bath, mixer tap and hand shower, low flush W.C, wash hand basin and vanity unit, extractor fan, ceramic tiled flooring.

Per Annum Ground rent - £10

Service Charge - £1,200 (approx.)

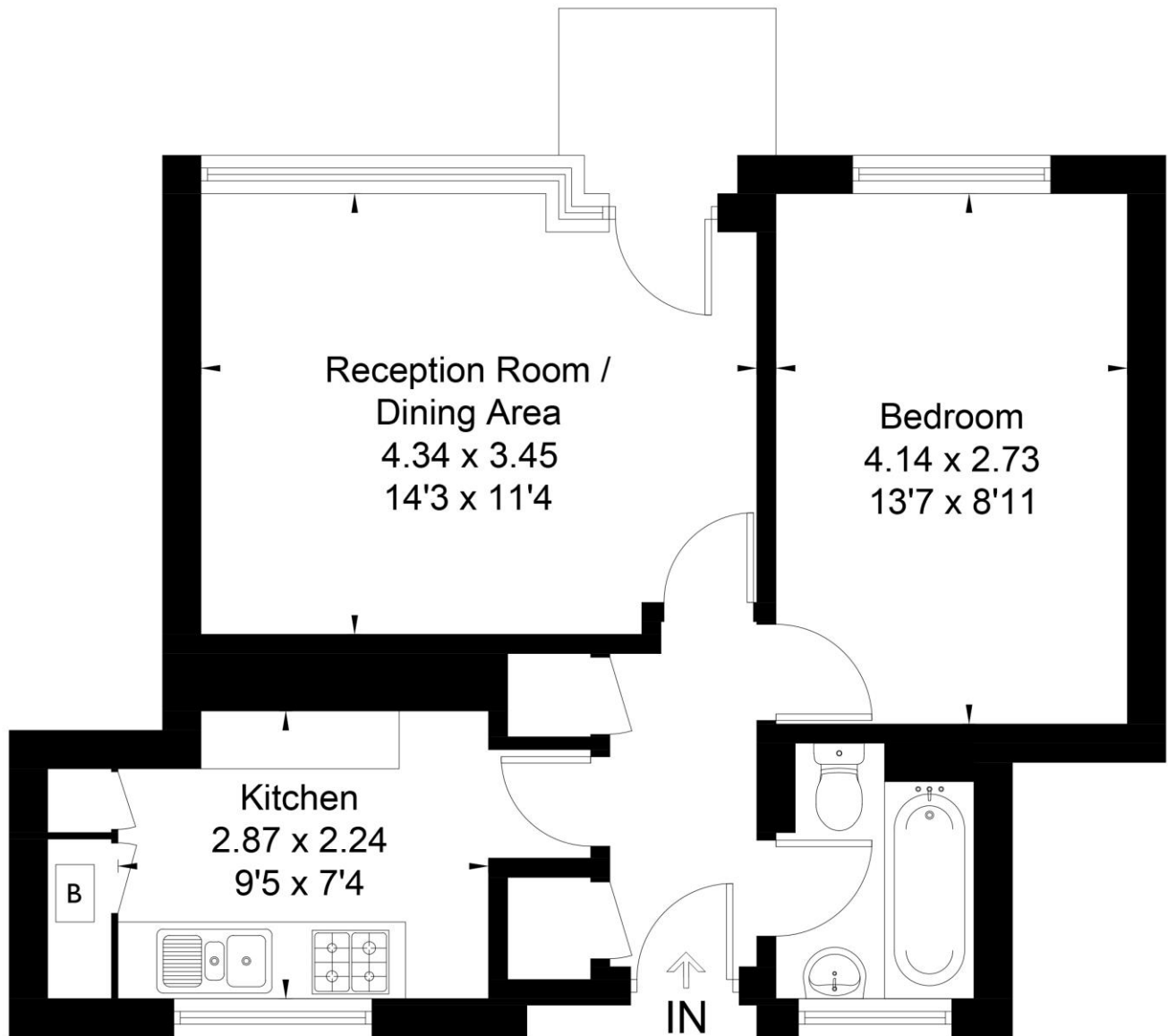
Lease length – 94 years

Per Annum Council Tax - £1,498



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 STRICTLY THROUGH KERSHAW'S ON 02082972922

Approximate Area = 44.4 sq m / 478 sq ft



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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