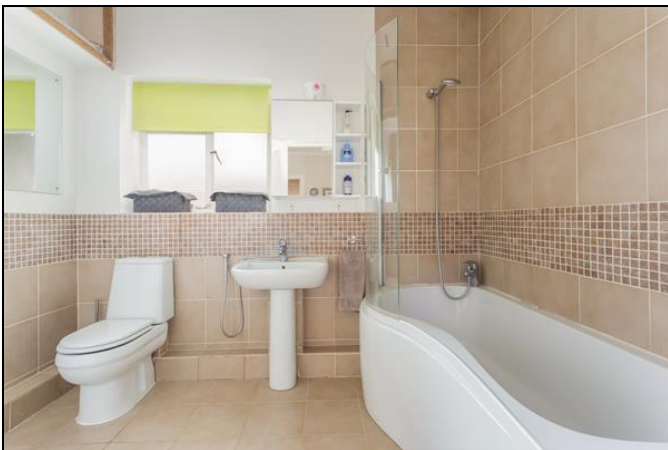




Morden Road Blackheath SE3 **£865,000 Share of Freehold**

An extremely large and spacious top floor conversion apartment in this imposing Victorian Residence located in one of the most sought after roads on the Cator Estate just a few minutes walk from the open heath. 1439 sq.ft. of light, well planned and proportioned interior with beautiful large rooms. Private off road residents parking and a huge beautifully maintained communal garden. Blackheath Village with its array of shops restaurants cafes and Mainline Station is a short walk away. Fast and frequent service to the City and London and one stop connection for the DLR to Canary Wharf. Many schools in the private and state sector are close by including the primaries of Brooklands and John Ball, both ofsted outstanding.

KERSHAW'S



KERSHAW'S

Communal Entrance

Staircase up to the top, being the second floor. Personal entrance door.

Entrance

Small staircase leading to top floor. Entry phone. Cloaks area at the bottom level.

Entrance/Dining Hall

Stairs opening on to spacious entrance reception room perfect for use as a dining hall. Solid oak flooring. Ceiling cornice, dado rail and skirtings. Radiator. Deep built in wardrobe storage cupboard.

Access to a large shared loft.

Living room

Wide angled bay window to the rear overlooking the large communal garden. Period open fireplace with gas real flame coal fire. Ceiling cornice and skirtings. Two radiators.

Dining Room

Ceiling cornice and skirtings. Sash window to rear overlooking the large rear communal garden. Radiator.

Kitchen/Breakfast Room

Oak fitted kitchen with chrome handles and granite worktops. Miele 5 ring gas hob, Miele separate oven and Miele stainless steel extractor hood. Stainless steel 1 1/2 bowl Franke sink unit with mixer tap. Plumbed for washing machine and dishwasher. Sash window to the side. Space for a large fridge freezer. Ceiling cornice and skirtings. Ceramic tiled floor with underfloor heating.

Master Bedroom Suite

Lovely light large bedroom with sash window to the front. Ceiling cornice and skirtings. Two radiators.

En-suite Shower Room

Tiled shower cubicle with chrome fittings. Pedestal wash hand basin. Low flush W.C. Ceramic tiled walls and floor. Heated towel rail/radiator. Extractor fan. Low voltage ceiling lighting.

Bedroom Two

Sash window to front. Ceiling cornice and skirtings. Radiator. Custom built floor to ceiling wardrobes and cupboards.

Bedroom Three

Sash window to front. Ceiling cornice and skirtings. Radiator.

Bathroom

Limestone tiled bathroom with white suite and chrome fittings comprising panelled bath with mixer taps and overhead shower, concealed flush wc., wall wash hand basin. Window to the side. Built-in linen storage cupboard. Underfloor heating.

Exterior

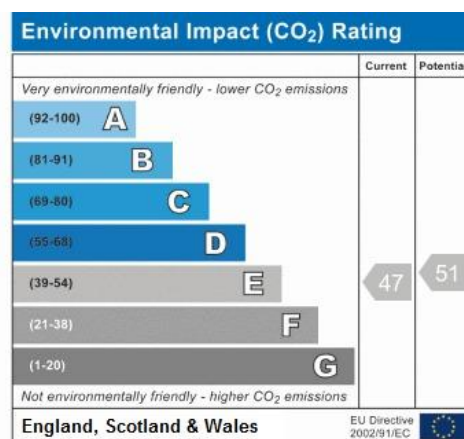
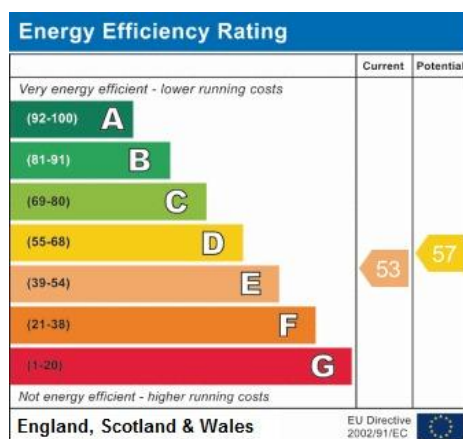
Residents off street parking to the front drive. Amazing and very large south west facing walled communal rear garden with formal lawn and surrounding shrubs, trees and planting. Communal BBQ.

Lease: 999 years from 1983

Service Charge : £1,600 per annum

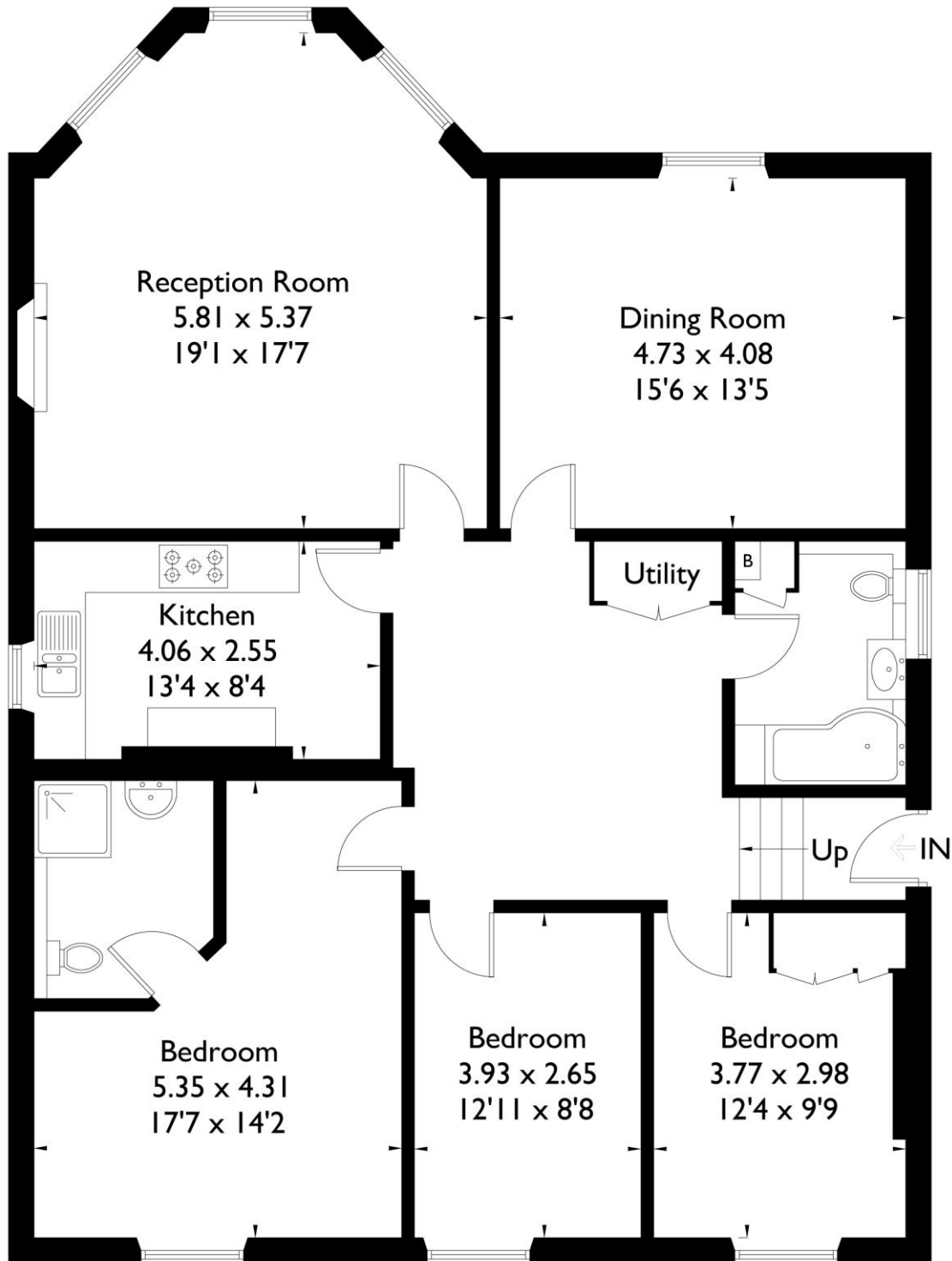
Ground Rent: peppercorn

Exterior recently redecorated



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 Gross Internal Area = 133.7 sq m / 1439 sq ft



Second Floor

FLOORPLANZ © 2019 0203 9056099 Ref: 225234

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.