



FALCONWOOD COURT, MONTPELIER VALE, BLACKHEATH, LONDON, SE3 0RS
GUIDE PRICE £300,000-£325,000

**A STUNNING FIRST FLOOR STUDIO APARTMENT WITH
 LOVELY VIEWS OVER COMMUNAL GARDENS AND LOCATED
 WITHIN THIS POPULAR GATED DEVELOPMENT IN THE
 HEART OF BLACKHEATH VILLAGE**

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DESCRIPTION:

The property was converted in 2014 by Galliard and has been refurbished to an excellent condition throughout with a high spec kitchen with integrated appliances, wooden flooring, double-glazed windows and entry phone system able to go straight to your mobile phone or landline. The property further benefits from bespoke storage including a fold away bed and dining table. There is also a beautifully maintained and large communal garden and owners can apply for a residents parking permit from the council.

Popular with first time or investment buyers the property offers any buyer the opportunity to buy on one of the most popular roads in Blackheath and moments from the station.

Montpelier Row is a prestigious and sought-after address nestled on the edge and directly facing the heath. It is in the heart of Blackheath Village with its array of boutique shops, restaurants and bars on your doorstep and within the catchment of two "Ofsted Outstanding" schools. Greenwich Park and the Blackheath Duck/Boat Pond are just a short walk. Blackheath Station is just 300 yards away and gives access to London Bridge, Charing Cross and Victoria amongst others.

AT A GLANCE

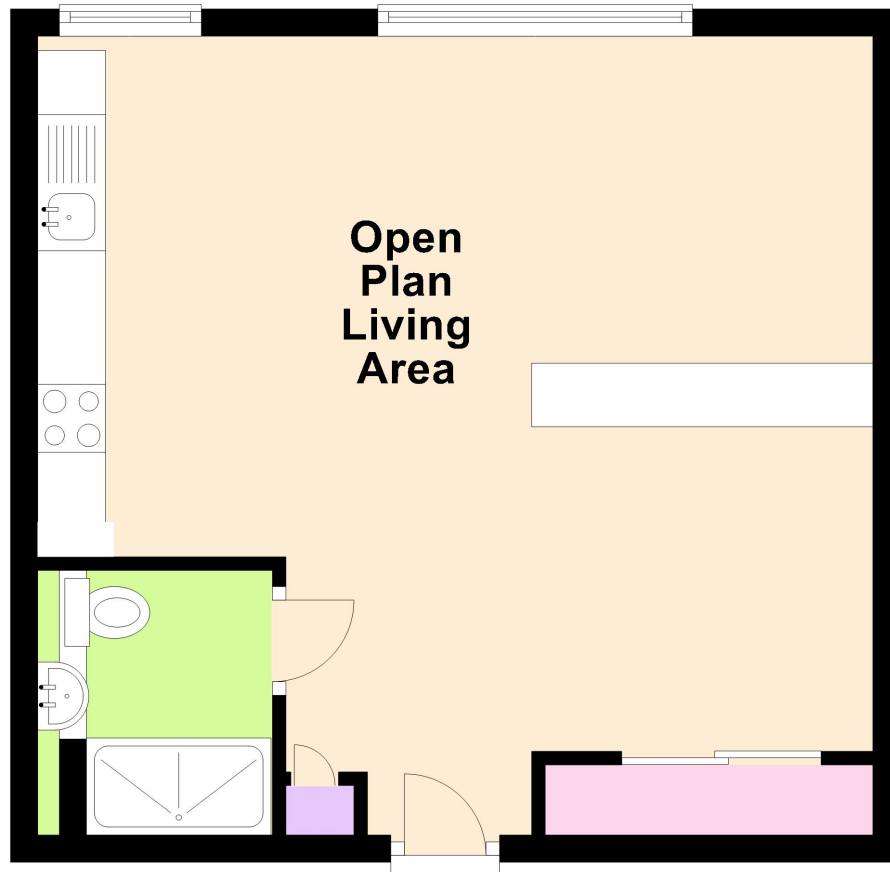
- impressive apartment
- studio
- excellent condition
- built in storage
- first floor
- modern kitchen
- modern bathroom
- in heart of Blackheath Village
- very close to station
- chain free





First Floor

Approx. 36.1 sq. metres (388.8 sq. feet)



Total area: approx. 36.1 sq. metres (388.8 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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