



ST. JOSEPHS VALE, BLACKHEATH, LONDON, SE3 0XF
OIEO £650,000 FREEHOLD

SITUATED IN THIS POPULAR DEVELOPMENT WITHIN A VERY SHORT WALK OF BLACKHEATH VILLAGE, THE STATION AND THE HEATH, IS THIS SUPERB THREE BEDROOM, TWO BATHROOM, MODERN END OF TERRACE HOUSE WITH A LARGER THAN USUAL GARDEN AND GARAGE EN BLOC.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

The property is arranged over two floors and comprises; entrance hall with downstairs WC, modern kitchen, dining area and a step down to a lounge with direct access to garden. Upstairs, there is a double bedroom with en-suite shower room and built in wardrobes, a further double bedroom, a third single and the family bathroom. To the rear is a larger than usual southwest facing garden with patio, lawn and side access. The property also benefits from a garage en-bloc. There are landscaped communal gardens and an on-site caretaker. Many neighbouring properties have been extended both on the ground floor and into the loft. Features include secondary glazed windows and gas fired central heating.

This is a lovely home with excellent potential to enhance and is sold chain free. Your immediate viewing is strongly recommended.

St Joseph's Vale is a popular private development with a real community feel. It is nestled on the edge of Blackheath Village which offers an array of boutique shops, bars, restaurants and farmers market, giving a genuine feeling of village life inside London. Close by you will find the historic Greenwich town centre and Royal Greenwich Park which is just a short walk over the heath accessed via a private lane directly from St Joseph's Vale. There are three Ofsted Outstanding schools close by as well as the private Heath House, Blackheath Prep, Blackheath High School and Pointer School. Blackheath Station gives access to London Bridge, Charing Cross and Victoria amongst others with the DLR accessible via Lewisham.

Local Authority: Lewisham

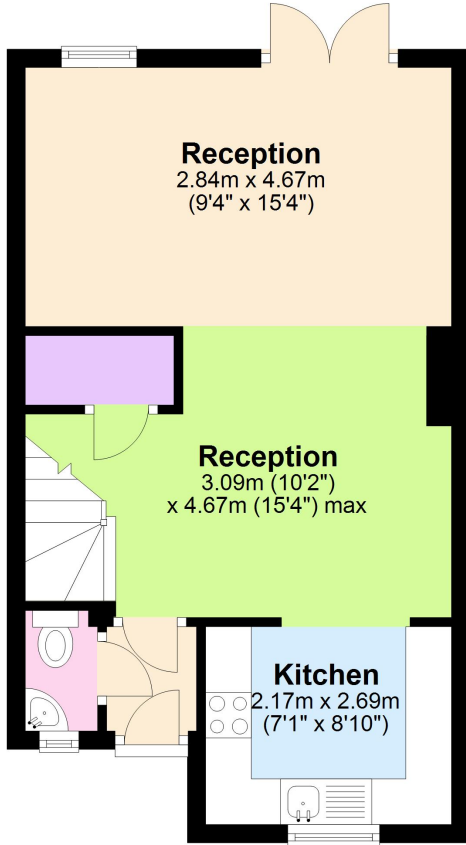
Tax Band: F





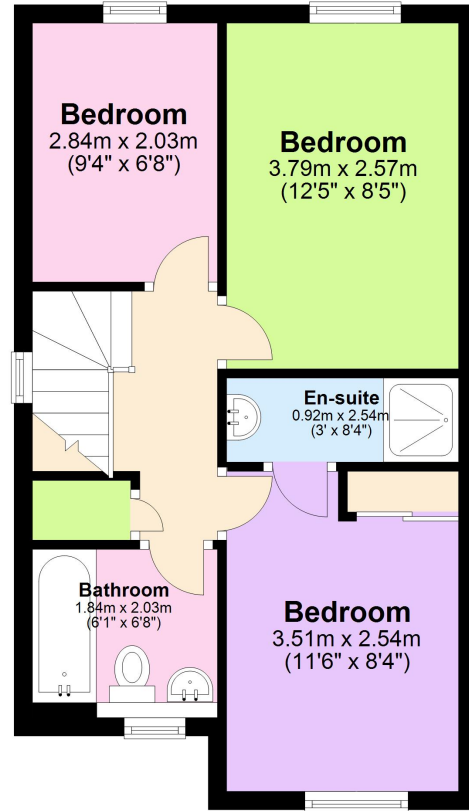
Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.4 sq. feet)



Total area: approx. 74.4 sq. metres (801.4 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.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.