



MINERVA LODGE, 25-30 SWEYN PLACE, BLACKHEATH, SE3 0EZ
GUIDE PRICE OF £350,000 - £375,000

A SPACIOUS TWO DOUBLE BEDROOM APARTMENT FOUND ON THE GROUND FLOOR OF THIS POPULAR DEVELOPMENT. LOCATED ON ONE OF BLACKHEATH'S MOST PRESTIGIOUS ROADS AND WITHIN THE PRESTIGIOUS CATOR ESTATE THE PROPERTY IS SOLD CHAIN FREE WITH GARAGE.

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DESCRIPTION:

The property is in good decorative order throughout with double glazed windows and gas fired central heating.

The accommodation, which spans approximately 601 sq.ft, briefly comprises; a good size entrance hall with storage cupboard, a large (9'1x17'11) living room, a separate kitchen and good storage. There is a generous 9'1x13'3 master bedroom with built in wardrobes, a second double bedroom again with built in wardrobes and a modern bathroom. To the front and rear are well kept and expansive communal gardens. The property further benefits from off street parking and is sold chain free including garage which is on a separate lease.

This is a wonderful apartment and your immediate viewing is essential.

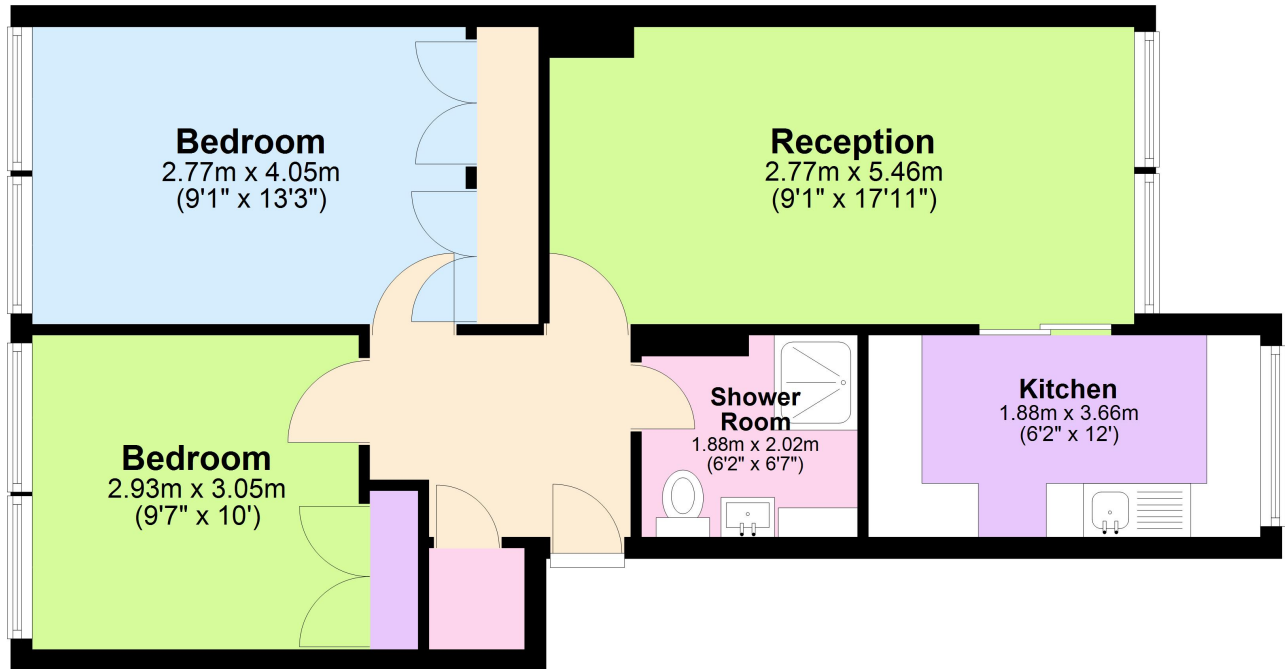
Minerva Lodge is part of a popular and leafy 1960's development set at the end of Blackheath Park, the flagship road of the prestigious private Cator Estate. The property is located just 0.56 miles from Blackheath Village with its array of bars, restaurants, boutique shops and mainline station. Trains from Blackheath to London Bridge take approximately 10 minutes, and approximately 25 minutes to Victoria. Lewisham Station and DLR is just 1 stop away. Greenwich Park and the Heath are both just a short walk.





Ground Floor

Approx. 55.8 sq. metres (601.1 sq. feet)



Total area: approx. 55.8 sq. metres (601.1 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	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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