



## Minerva Lodge, Blackheath, London, SE3

£325,000 *Leasehold*



Guide Price £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.

### KEY FEATURES

- modern apartment
- two bedrooms
- ground floor
- prestigious location
- off street parking
- garage
- chain free



### Blackheath

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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, a garage and the property is sold chain free.

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

Minerva Lodge is 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.

Lease remaining: 981 years 11 months

Ground Rent: Peppercorn

Service Charges: £5551 pa

Local Authority: Greenwich



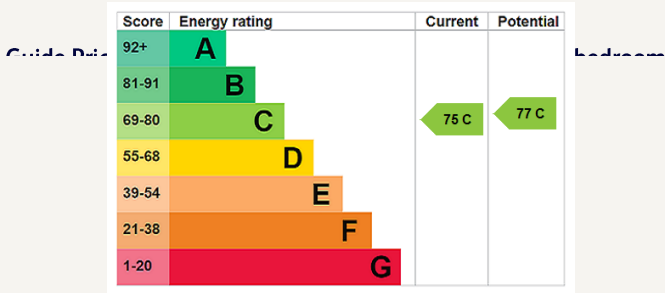
MATERIAL INFORMATION

**Tenure:** Leasehold  
**Term:** 981 year and 7 months  
**Service Charge:** £5550.64 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** D  
**EPC rating:** C  
**Is the property listed:** Property is not listed

**Utilities:**  
**Electricity supply:** Mains Supply  
**Sewerage supply:** Mains Supply  
**Water supply:** Mains Supply  
**Mobile signal:**

**Rights & Easements:**  
**Does the property have any easements:** Property does not have easements  
**Does the property have public rights of way:** Property does not have public rights of way across the property  
**Does the property have restrictions:** Property has restrictions

**Flooding:**  
**Has the property flooded in the last 5 years:** Property has not flooded in the last five years  
**Last flood date:**  
**Does the property have flood defences:** Property does not have flood defences  
**Is object modified:** False



For more information, scan the QR code or visit the link below



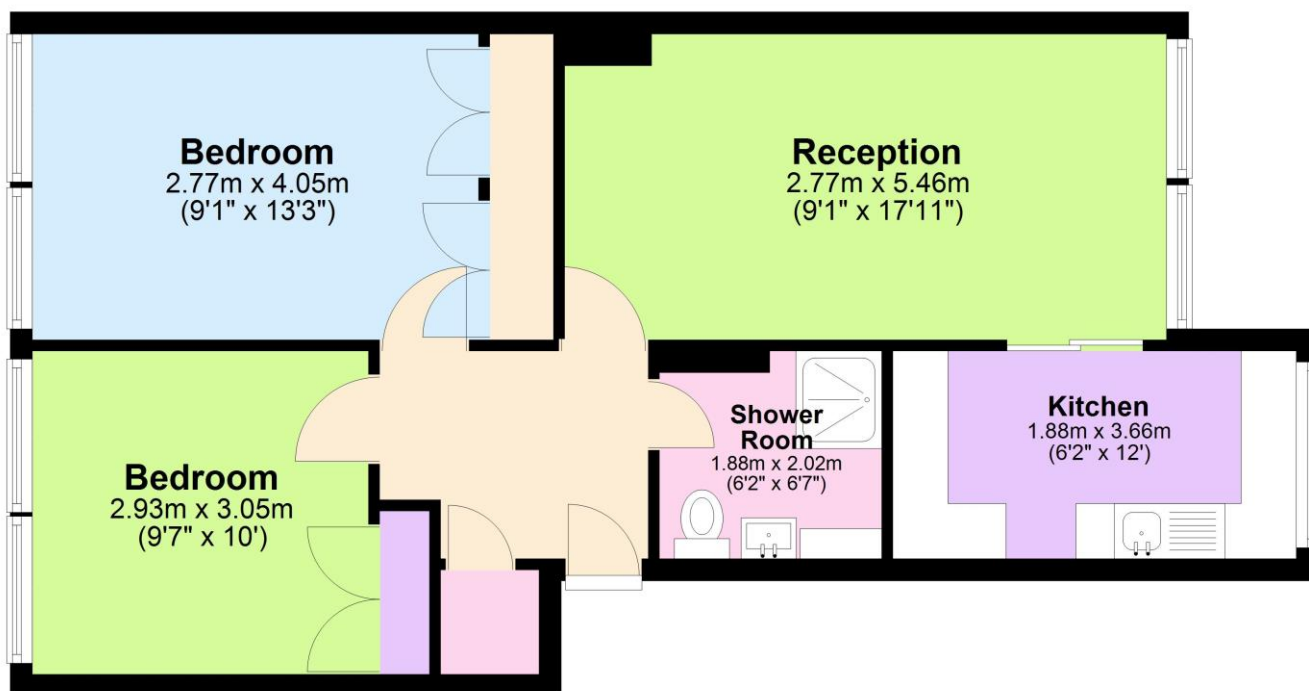
<https://www.winkworth.co.uk/sale/property/BLA240105>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



## Ground Floor

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



Total area: approx. 55.8 sq. metres (601.1 sq. feet)

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