



ST. JOSEPHS VALE, BLACKHEATH, SE3 OXF
GUIDE PRICE OF £350,000 - £375,000 LEASEHOLD

WITH A MUCH COVETED AND VERY RARE PRIVATE SOUTH FACING TERRACE, IS THIS ONE DOUBLE BEDROOM MODERN APARTMENT FOUND ON THE GROUND FLOOR OF THIS SMALL MODERN BLOCK SET IN THIS PRESTIGIOUS DEVELOPMENT WITHIN A SHORT WALK OF BLACKHEATH VILLAGE, THE HEATH AND STATION.

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DESCRIPTION:

The property is in good decorative order with a private entrance and the accommodation comprises; an entrance porch, 18'9 x 14'11 living room with open plan modern kitchen and double doors to a private south facing terrace. There is a modern bathroom and bedroom with built in wardrobes. The property has the benefit of allocated parking for one car which is directly outside the property.

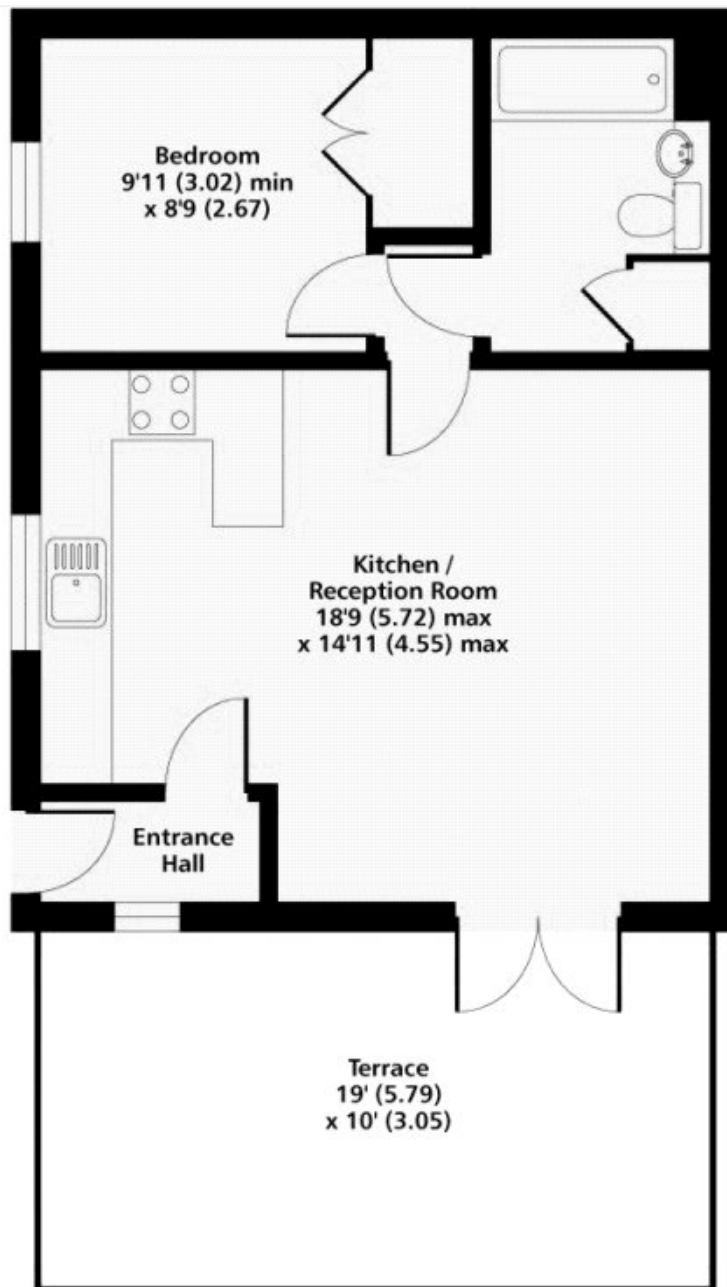
St Joseph's Vale is a popular private development with a real community feel. It is nestled on the edge of Blackheath Village which offers an array of boutique shops, bars, restaurants and farmers market, giving a genuine feeling of village life inside London. Close by you will find the historic Greenwich 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.

AT A GLANCE

- modern apartment
- one bedroom
- private terrace/garden
- private entrance
- open plan living
- off street parking
- close to heath
- close to station
- sought after development







Ground Floor

Gross internal floor area 458 sq ft 42.5 sq metres

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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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