



## St. Josephs Vale, Blackheath, London, SE3

Guide Price £340,000 - £350,000 *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.

### KEY FEATURES

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



### Blackheath

0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)





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.

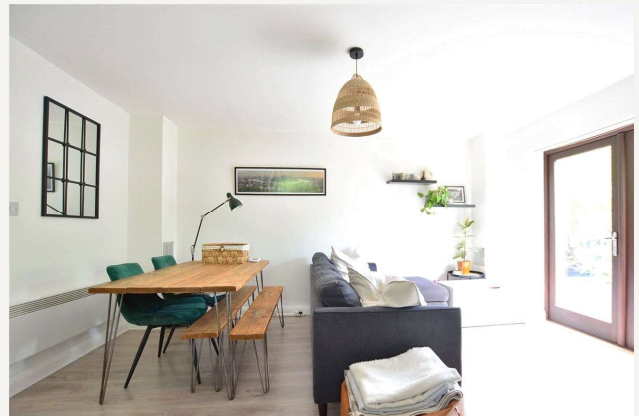
Lease remaining: 88 years (lease currently being extended by the current vendor)

Ground Rent: £50 pa

Service Charges: £1488.20

Local Authority: Lewisham

Tax Band: C



## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 87 year and 9 months

**Service Charge:** £1500 per annum

**Ground Rent:** £ 50 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** D

**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 does not have 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



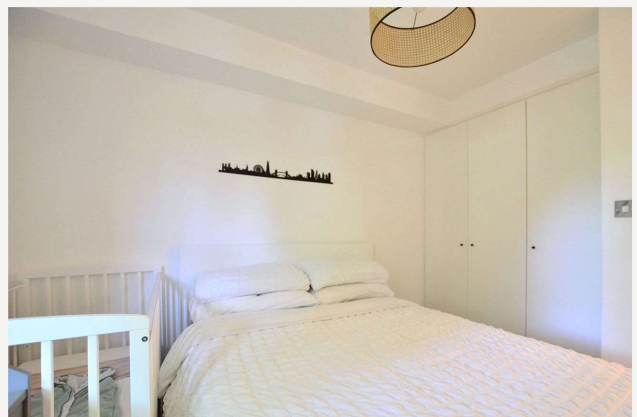
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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

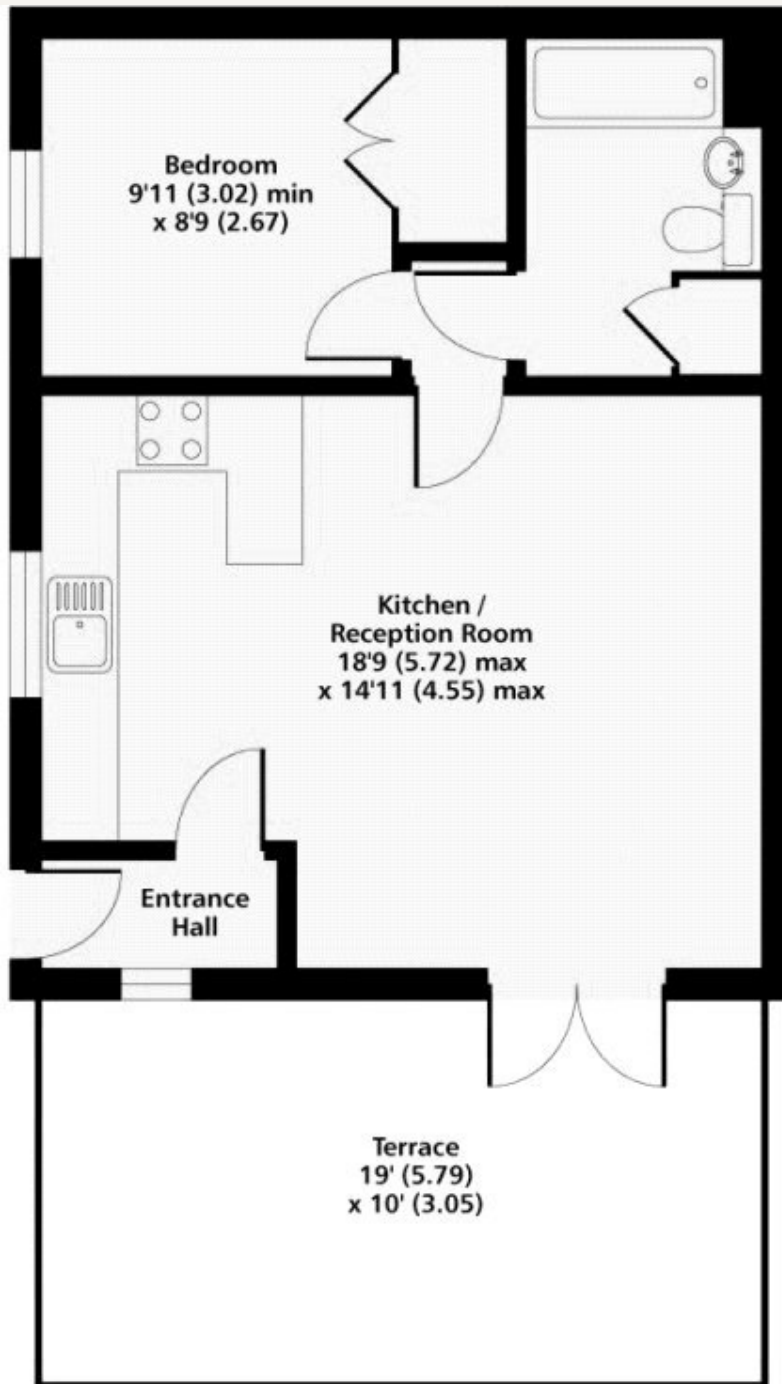


<https://www.winkworth.co.uk/sale/property/BLA250391>

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

Gross internal floor area 458 sq ft 42.5 sq metres

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