



9 Hallgate, Blackheath Park, Blackheath, SE3 9SG

£495,000 LEASEHOLD + SHARE IN FREEHOLD

A two bedroom top floor flat in this Grade II Listed block built by 'Span' directly fronting Blackheath Park on the corner of Foxes Dale in the heart of the prestigious private Cator Estate. The flat benefits from a private laundry room on the landing beside the front door which opens into a small entrance lobby, which in turn opens into the fantastically bright reception room with almost a complete south-facing wall of windows providing long views over the communal gardens and beyond. A sliding glazed door opens into the adjoining kitchen fitted with a good number of units and integrated appliances. The inner lobby leads to the two bedrooms and shower room and provides a pleasant separation from the living space. Bedroom one like the living room has wall-to-wall south facing windows and a good amount of fitted and built in storage, as does the second bedroom. The shower room has been recently re-fitted to a very high standard with a contemporary white suite and a very large shower enclosure with thermostatic shower and overhead plus hand held showers.

Blackheath Park is the principal tree-lined avenue on the private Cator Estate approximately ¼ of a mile from the centre of Blackheath Village, mainline railway station and the open Heath.

Accommodation Comprises : Laundry Room • Entrance Hall • Reception Room • Kitchen • Two Bedrooms • Shower Room • Communal Gardens

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The accommodation comprises:

Communal Entrance :

Staircase to second floor landing, door to flat and door to..

Laundry Room : With window to the front, wall hung gas combination boiler, space and plumbing for full size washing machine and tumble dryer, shelved storage.

Door to Flat :

Entrance Hall : Low level storage cupboards, window to the front (secondary glazed as are all the windows), glazed door to ..

Reception Room :

A super bright room with full wall of south facing windows with long view over communal gardens, the south of the Cator Estate and beyond. Sliding glazed door and window to ..

Kitchen :

Fitted with a range of cream wall and floor units, laminate work surface, inset stainless steel sink, chrome mixer tap, tiled splashback, four ring gas hob, electric oven built under, filter hood over, space and plumbing for full size dishwasher, wall to wall windows to the front.

Inner Hall :

Doors to the two bedrooms, shower room, slim original broom cupboard and built in linen cupboard.

Bedroom 1 :

Lovely big double bedroom, flooded by natural light by wall-to-wall south facing windows overlooking the communal grounds, built in wardrobe cupboard and further range of fitted cupboards.

Bedroom 2 :

Good size second bedroom with windows to the front and built in wardrobes.

Shower Room :

Recently and very well re-fitted with a white contemporary suite comprising rectangular basin with drawers beneath, back-to-wall W.C., and a large shower enclosure with tiled walls surrounding, glass screen, a massive fixed chrome rose overhead, plus hand held shower also, towel rail and ceramic tiled flooring.

Ground Floor :

Communal store cupboard.

Beautifully mature communal gardens surround the block.

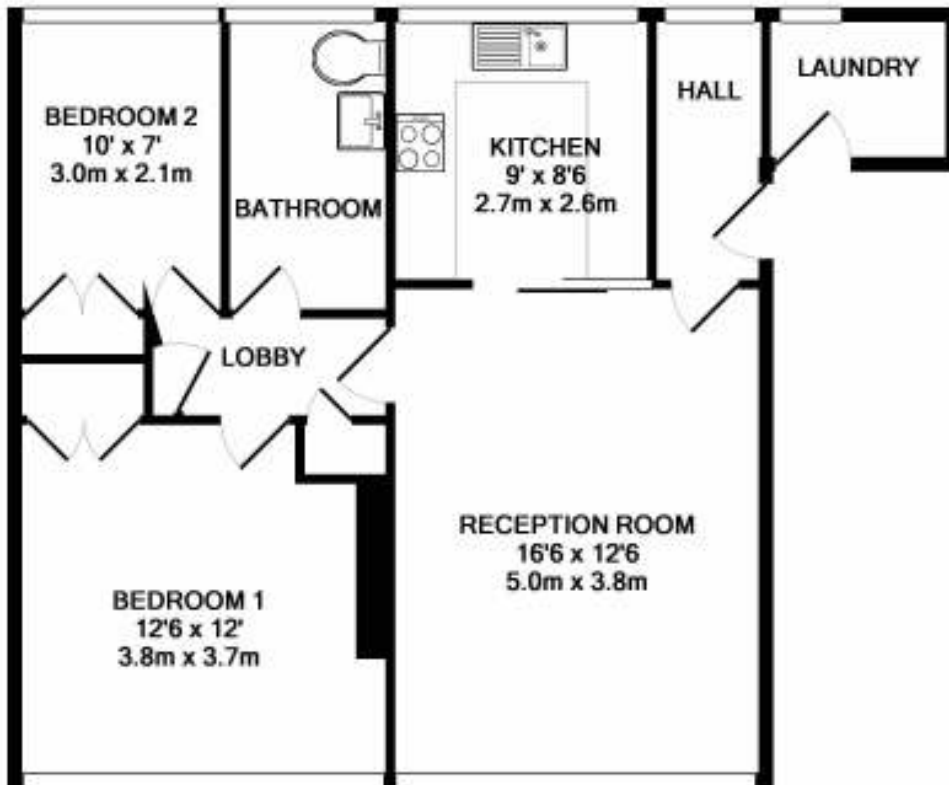
LEASE: 999years from 1958 + SHARE IN FREEHOLD
SERVICE CHARGE: £900 per quarter
PRICE: £495,000
VIEWING: Strictly by appointment through
COMBER & COMPANY - 020 8318 9666

We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification from their solicitor or surveyor.









TOTAL APPROX. FLOOR AREA 664 SQ.FT. (61.7 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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