



## St Josephs Vale, Lee Terrace, Blackheath SE3 0XQ

£425,000 LEASEHOLD

A well-presented double two bedroom flat on the first floor in this attractive block in the popular St Josephs Vale development built in the late 1980s by Heron Homes.

The kitchen, which has been refitted with maple units and includes a full complement of good quality appliances, is open to the reception room, a lovely bright triple aspect room with patio doors opening onto the south-facing 'Juliet' balcony. Both bedrooms are double, the larger with fitted wardrobes and the bathroom has been re-fitted with a white suite and has a window.

St. Josephs Vale is a quiet development just off Lee Terrace, within a ten minute walk of Blackheath Village via the station carpark and even closer to the heath via Heath Lane.

### The Accommodation Comprises:

LOBBY : ENTRANCE HALL : KITCHEN/LIVING ROOM : TWO BEDROOMS : BATHROOM :  
DOOR ENTRYPHONE SYSTEM : NEW UPVC DOUBLE GLAZED WINDOWS INSTALLED IN  
2020 : ELECTRIC HEATING : COMMUNAL GARDEN : ALLOCATED PARKING BAY : EPC  
RATING D

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The accommodation comprises:

**COMMUNAL ENTRANCE**

Stairs to first floor, door to flat.

**Entrance Lobby :**

Door to ..

**Entrance Hall :**

Door entry phone, doors to the two bedrooms, bathroom and reception room.

**Bedroom 1 :**

South-facing windows and full wall of fitted wardrobes.

**Bedroom 2 :**

Another good double bedroom with windows to the front.

**Bathroom :**

White suite comprising pedestal basin, back-to-wall W.C. and bath with shower over, tiled walls surrounding, ceramic tiled flooring and window to the front.

**Kitchen / Living Room :**

Wood floored in reception area with patio doors opening to south-facing 'Juliet' balcony and porthole window to the side. Kitchen area fitted with maple wall and floor units, laminate work surface, butler sink with nickel taps over, white tiled splashback, inset halogen hob, double electric built under, filter hood over, window to the front, space and plumbing for full size dishwasher and washing machine.

**EXTERIOR :**

Beautifully tended communal lawns surround the building and the flat has an allocated off-street car parking bay.

<b>LEASE:</b>	<b>125 years from 1987 (91 years remaining)</b>
<b>SERVICE CHARGE:</b>	<b>£169.69 monthly</b>
<b>GROUND RENT:</b>	<b>£50 per annum</b>
<b>PRICE:</b>	<b>£425,000</b>
<b>VIEWING:</b>	<b>Strictly by appointment through COMBER &amp; COMPANY - 020 8318 9666</b>

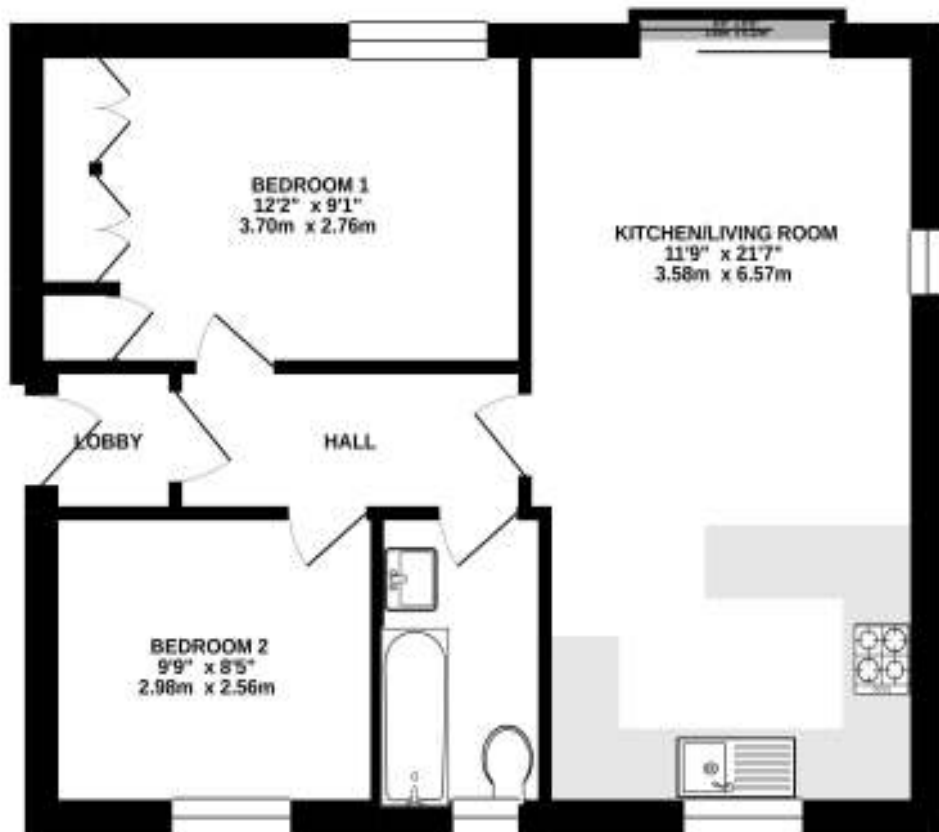
We have prepared these particulars in good faith to give a broad description of the property. Please note that we have not tested any of the services or appliances but have relied upon our own brief inspection and information supplied to us by the vendor. The buyer is therefore advised to obtain verification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







FIRST FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 561 SQ. FT. (52.1 SQ. M.) APPROX.

Other areas designated open space to ensure functionality of the flexible workspaces environment. All floor, ceiling, stairs and any other items are approximate and responsibility is located on the floor. Dimensions of this plan are for information purposes only and should be used as a guide to any prospective purchaser. The furniture, fixtures and appliances shown here are not included and are subject to the final availability of resources in the project.  
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