



Lock Chase, Blackheath, SE3 9HB

£ Leasehold

A superbly situated, and very spacious, ground floor maisonette in need of comprehensive modernisation and refurbishment.

The private front door opens into a long entrance hall with large walk-in storage and a glazed door leading to the very generous inner hallway off which all the rooms are accessed. The reception room has a wide bay window to the front (west-facing) and a fireplace whilst the kitchen has space for a small dining table, the original pantry cupboard and a door to the communal garden at the rear. Both the bedrooms are well-proportioned doubles, the bathroom currently has a good sized shower cubicle rather than a bath, and there is a second separate lavatory with wash-hand-basin.

Lock Chase is a popular development of houses and maisonettes built in the 1950s in a quiet location off the top of Lee Park in Blackheath Conservation Area, a few hundred yards from the centre of the village, station and the heath. There is no fixed annual maintenance charge, each maisonette maintains their own property.

The Accommodation Comprises:

Hall, Reception Rooms, Kitchen, Two Bedrooms, Bathroom, W.C., Communal Gardens, Garage, Gas Central Heating, No Chain.

EPC: D

Council Tax Band:

D Lewisham

Lease Term: 120 years unexpired (148 years from 24th June 1999)

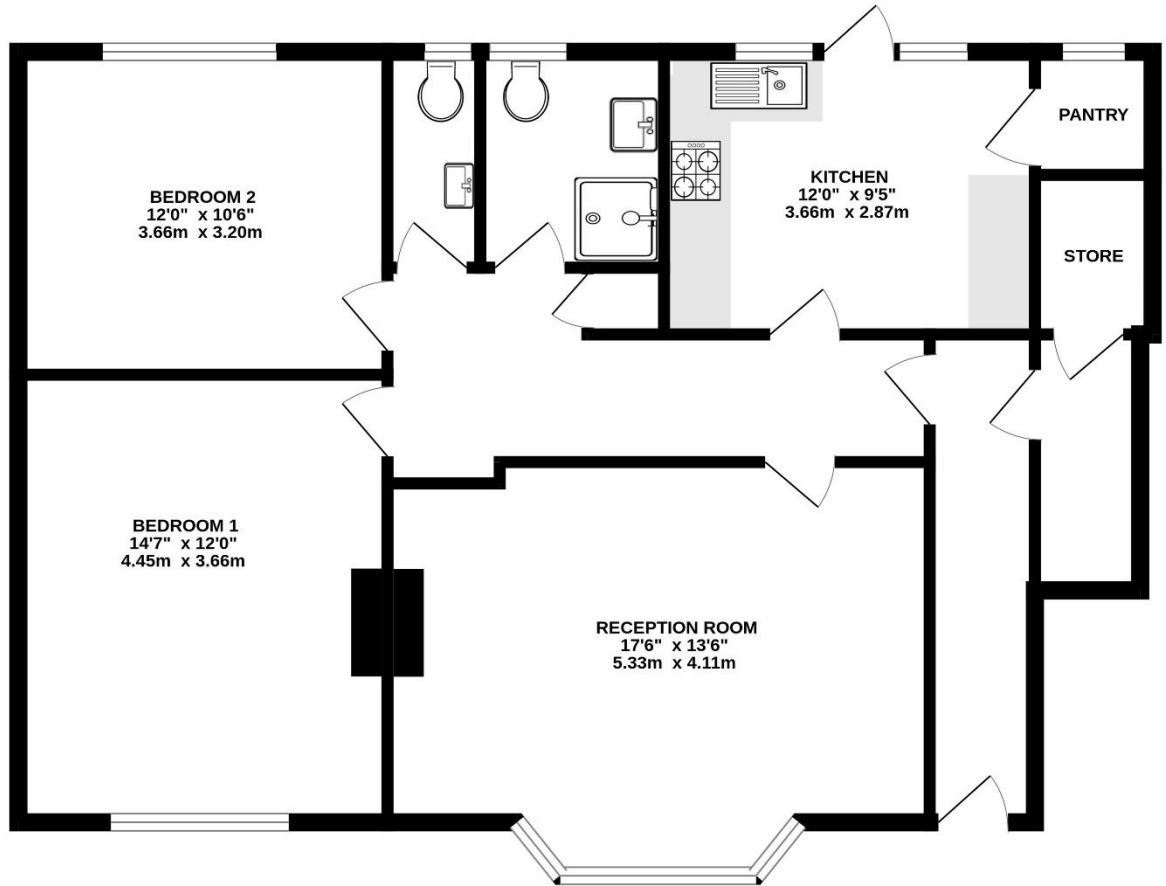
Ground Rent: £0 p.a.







GROUND FLOOR
898 sq.ft. (83.4 sq.m.) approx.



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.